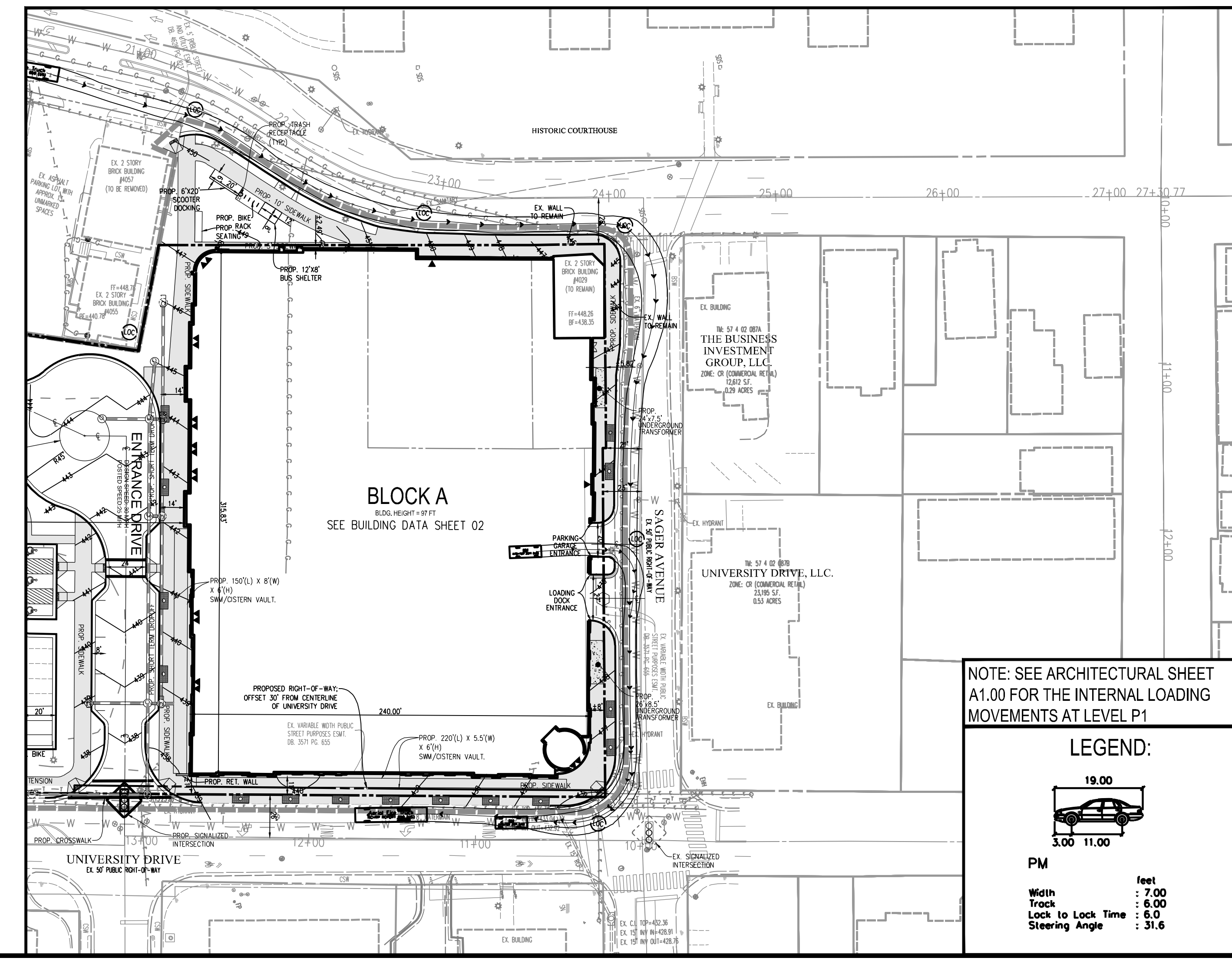
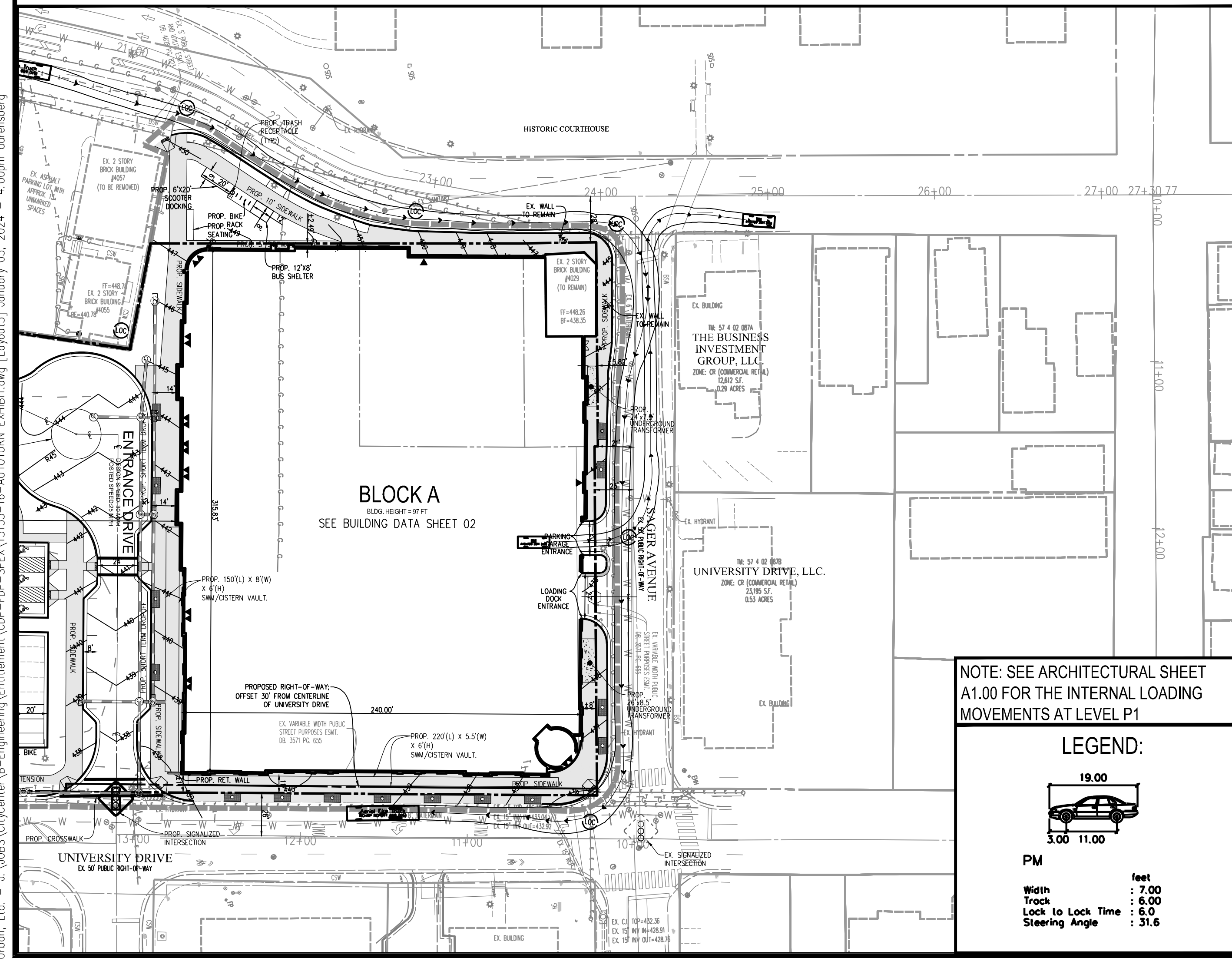
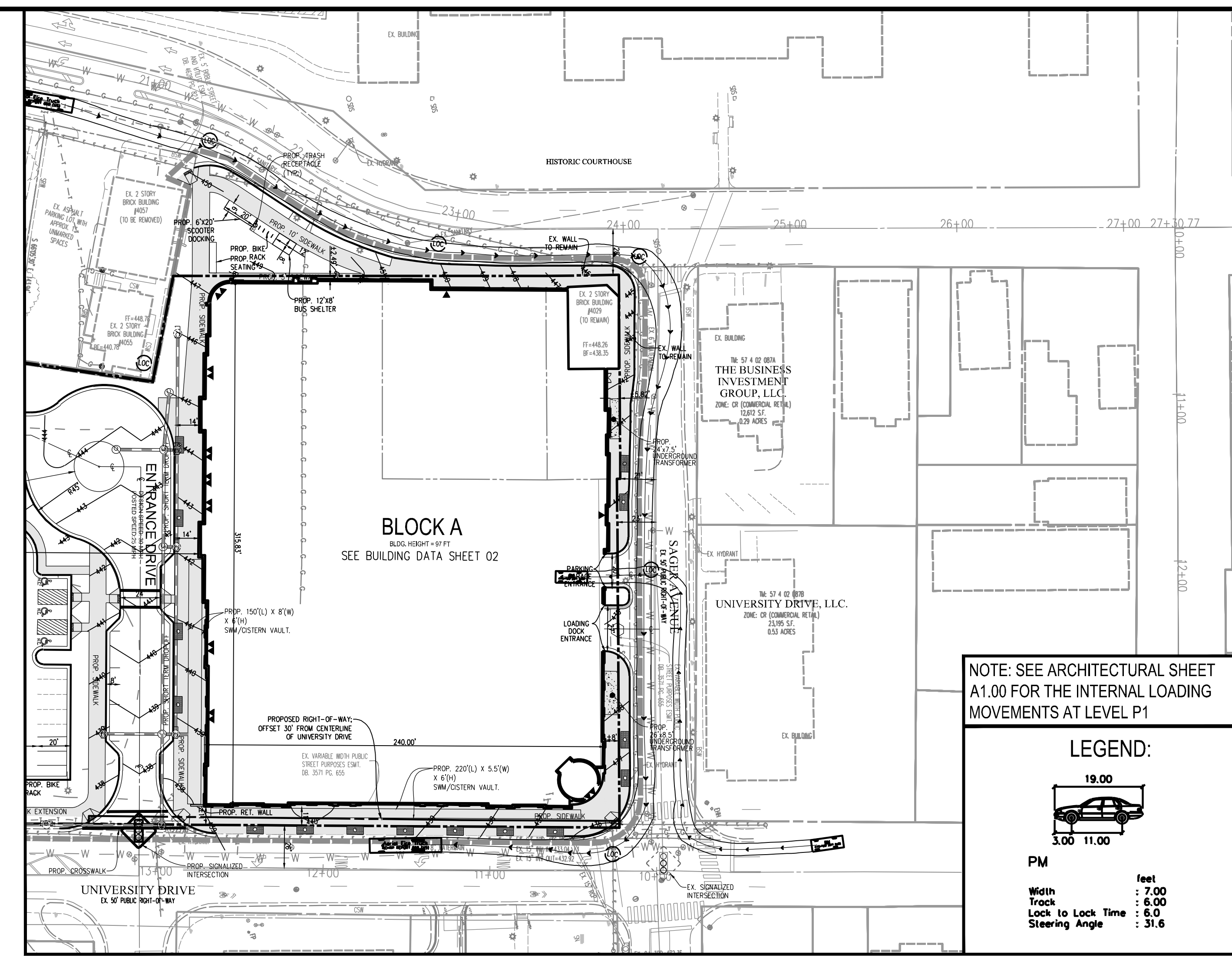
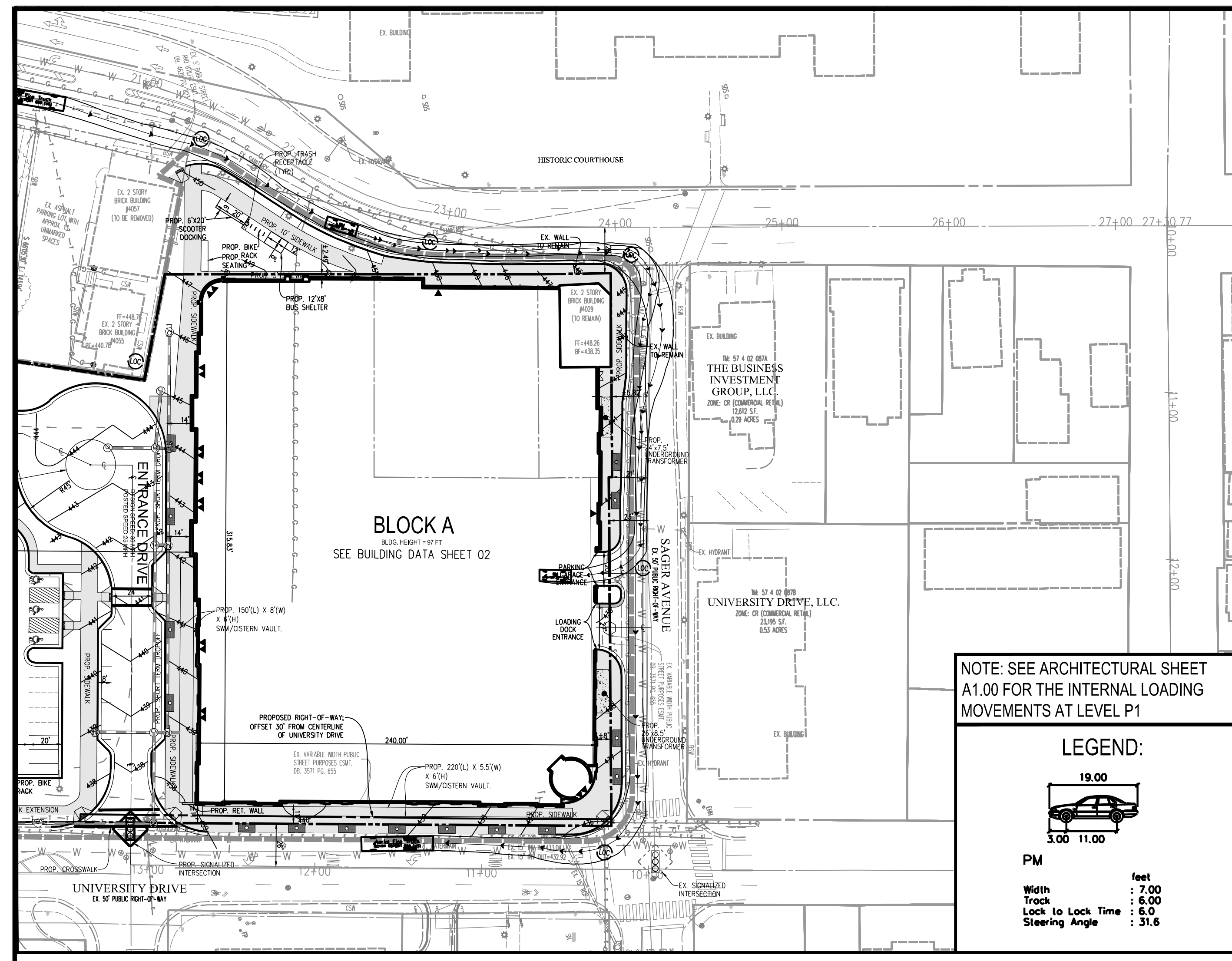


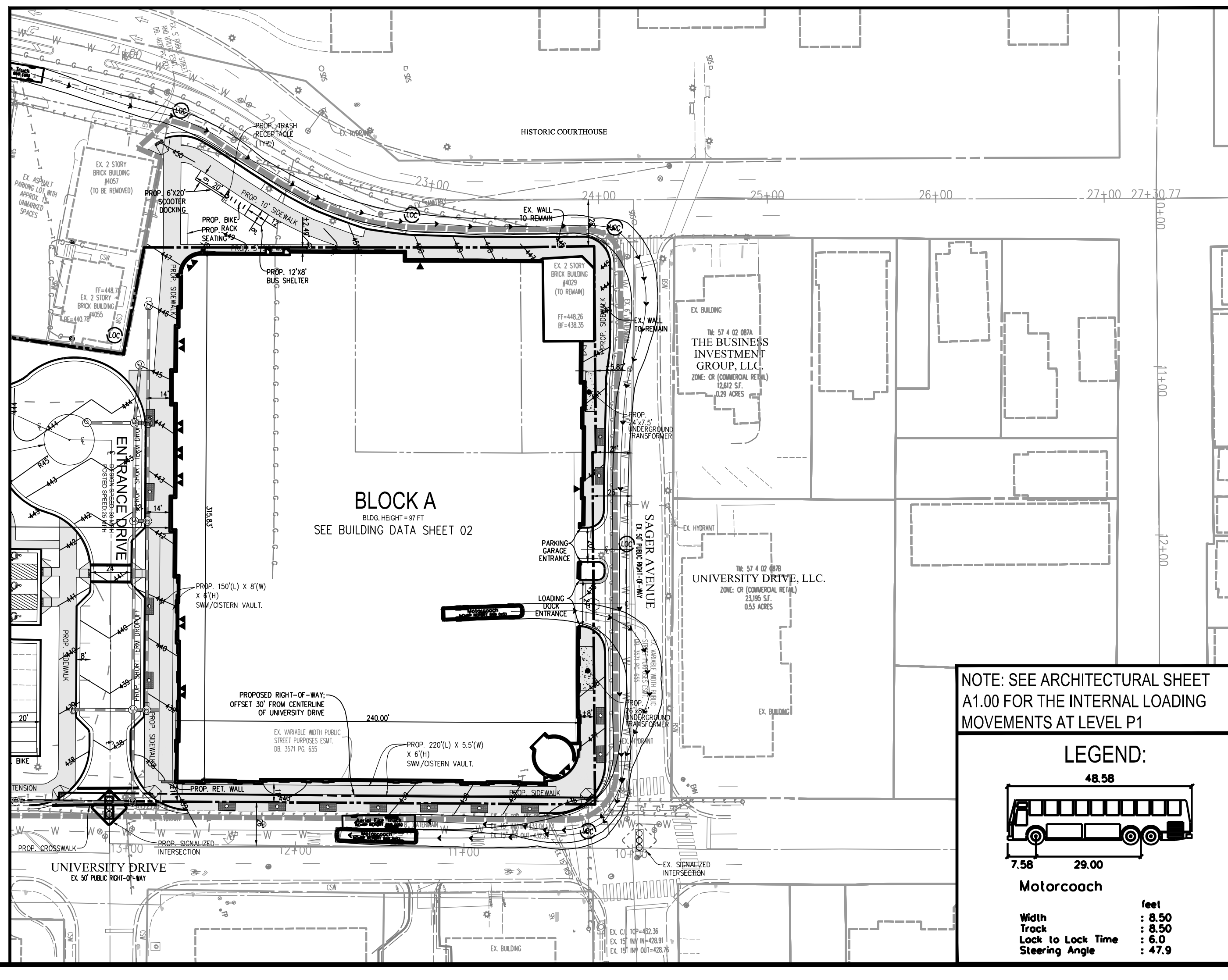
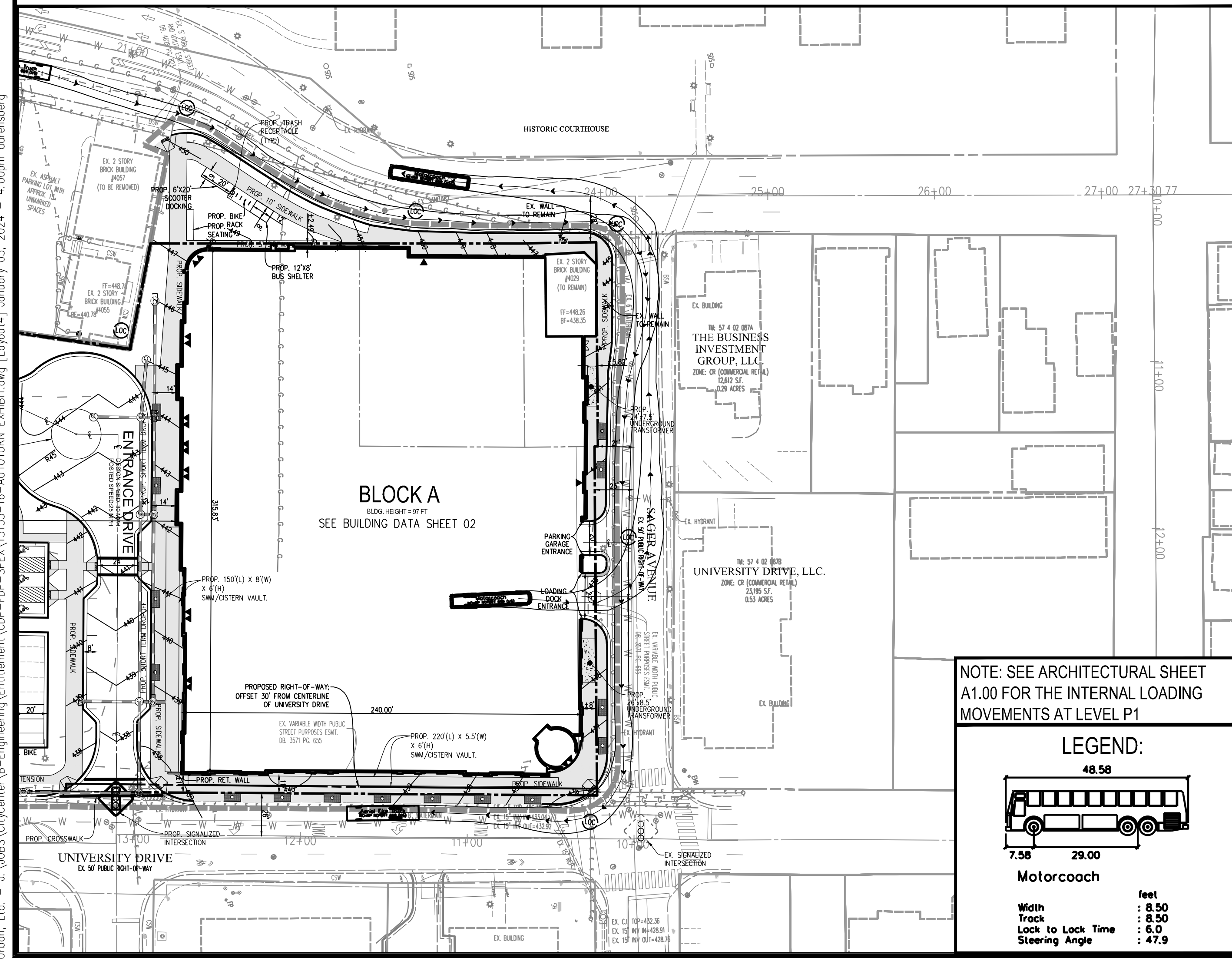
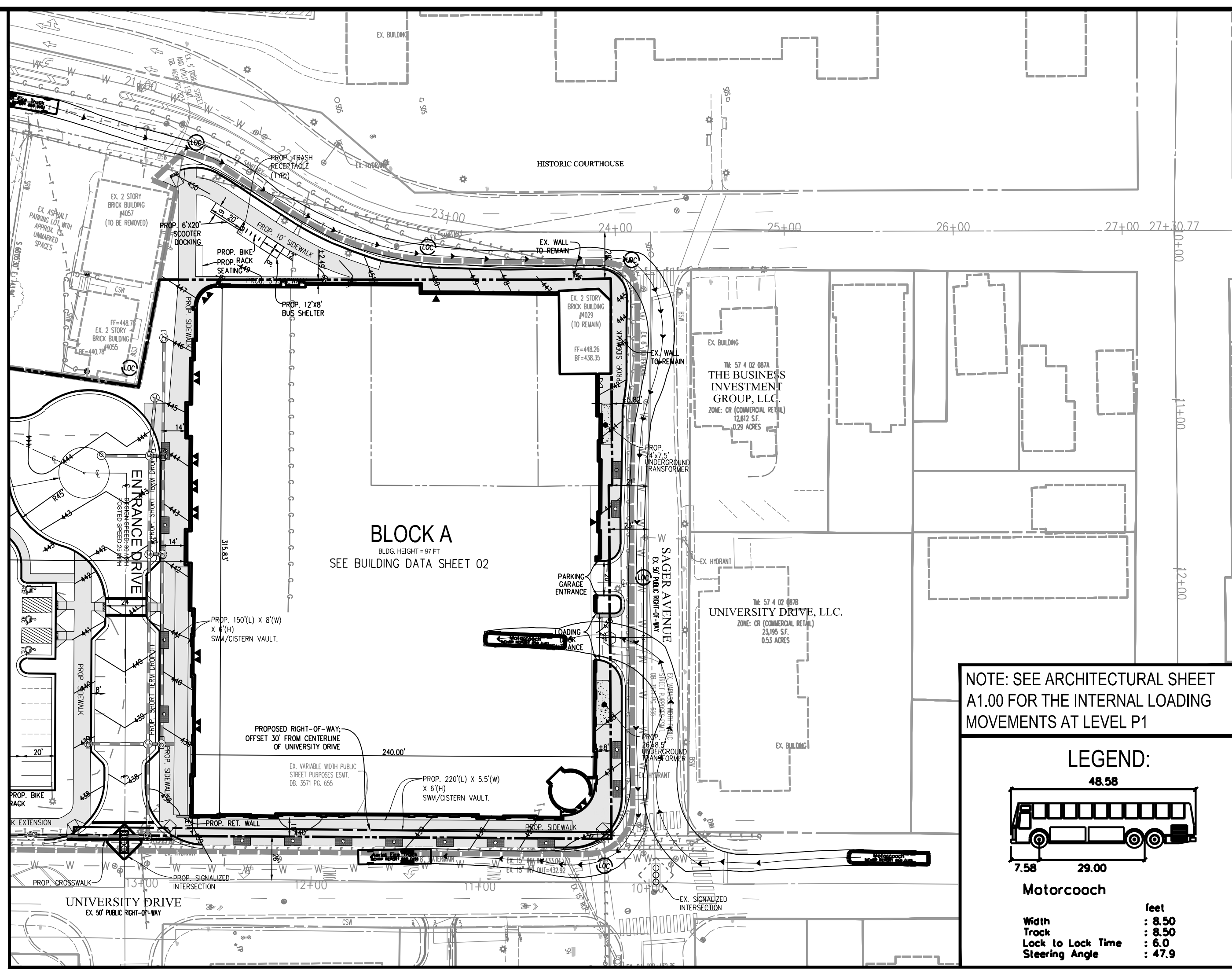
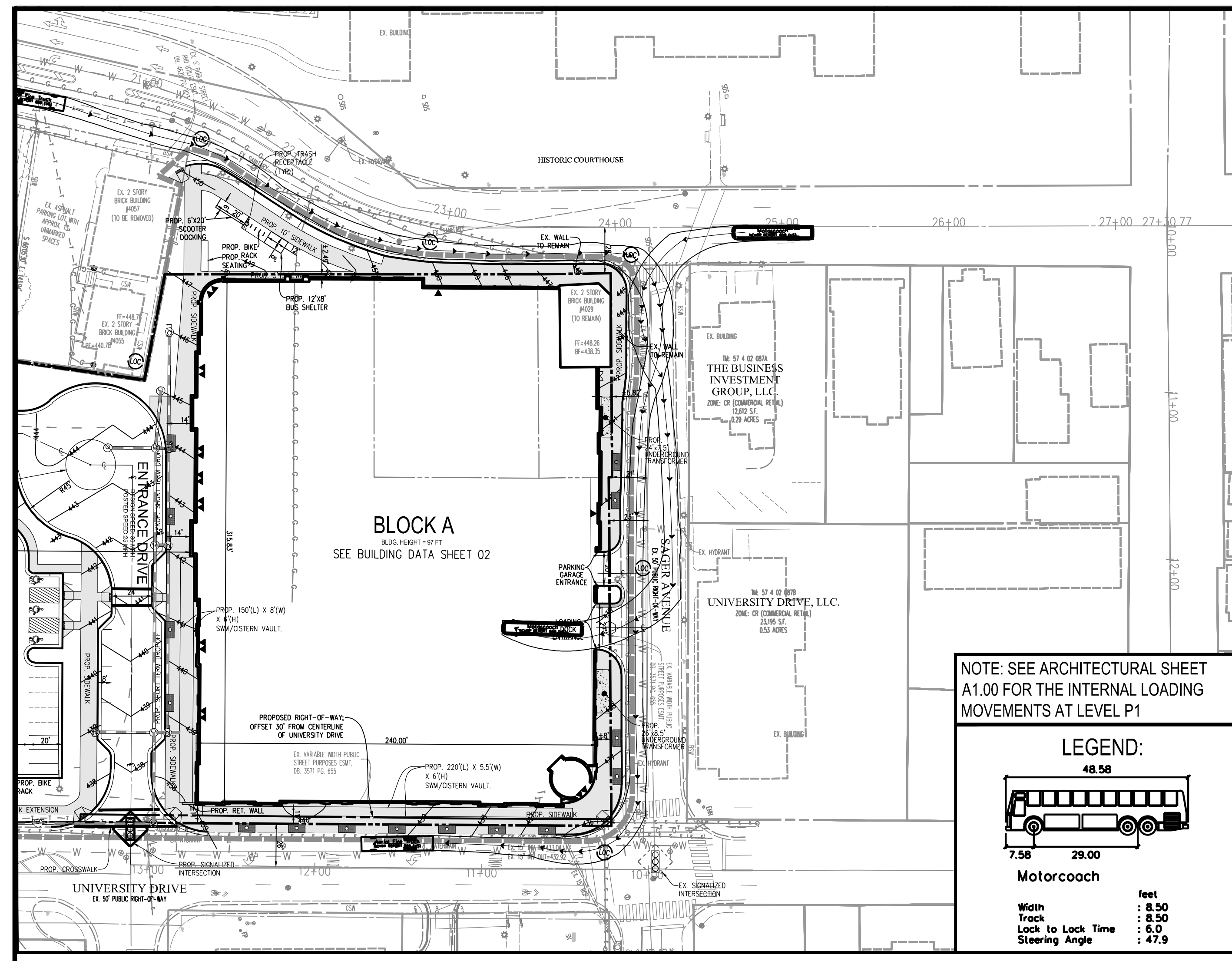
PLAN DATE	05-16-23	DESCRIPTION	
	11-16-23		
	01-05-24		
No.	DATE		REVISIONS
Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA, 20151 FAX: 703.378.7888 www.urban-lltd.com			
Planning Engineers - Landscape Architects - Land Surveyors			
SEMI-TRUCK AUTOTURN EXHIBIT THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAN CITY OF FAIRFAX, VIRGINIA			
SHEET			DATE: JAN., 2024
25			
OF			
38			
FILE No.			SCALE: 1"=50'
RZ-13135			

Urban, Ltd. - v:\005\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-16-AUTOTURN EXHIBIT.dwg [Layout] (2) January 05, 2024 - 3:59pm carensberg



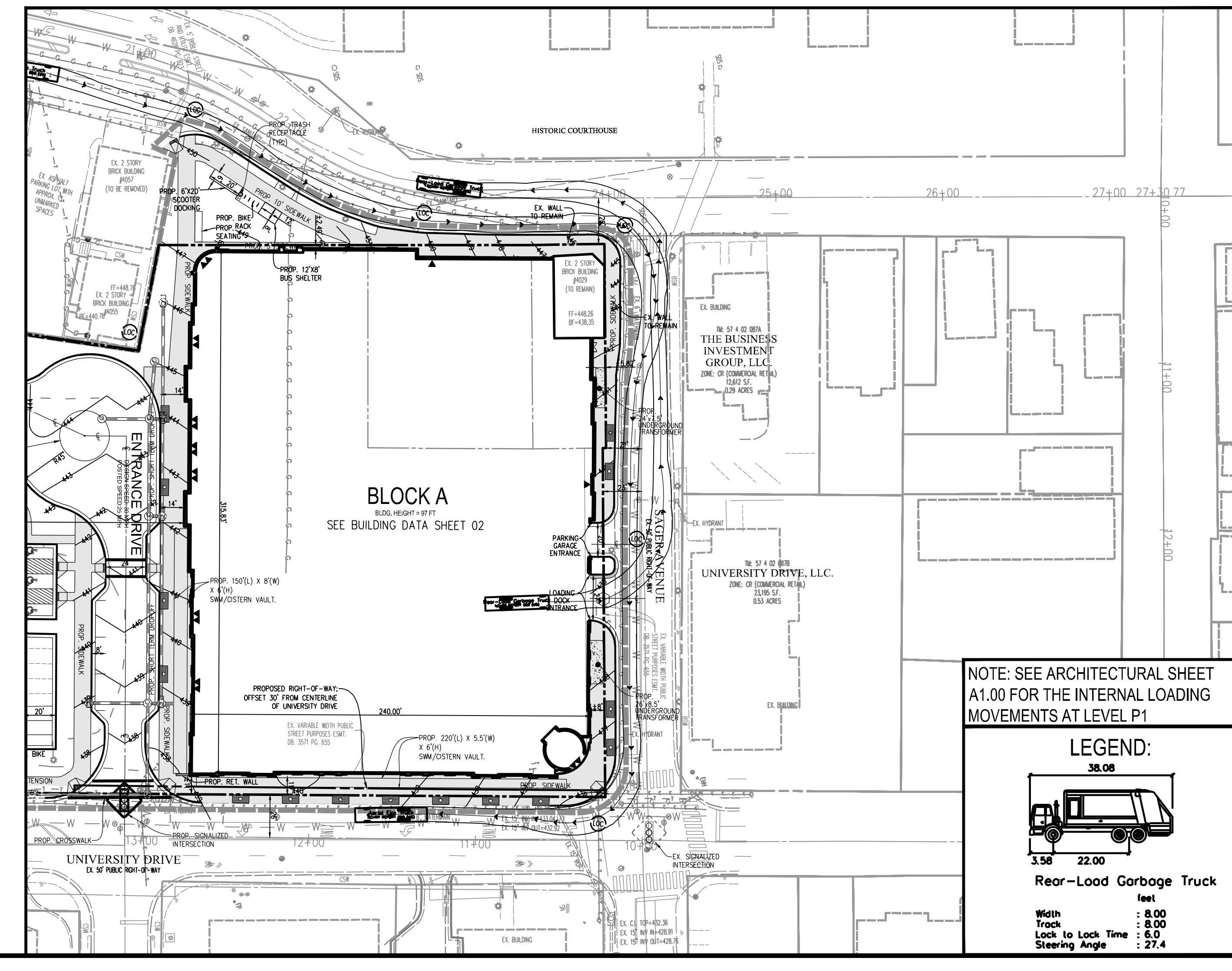
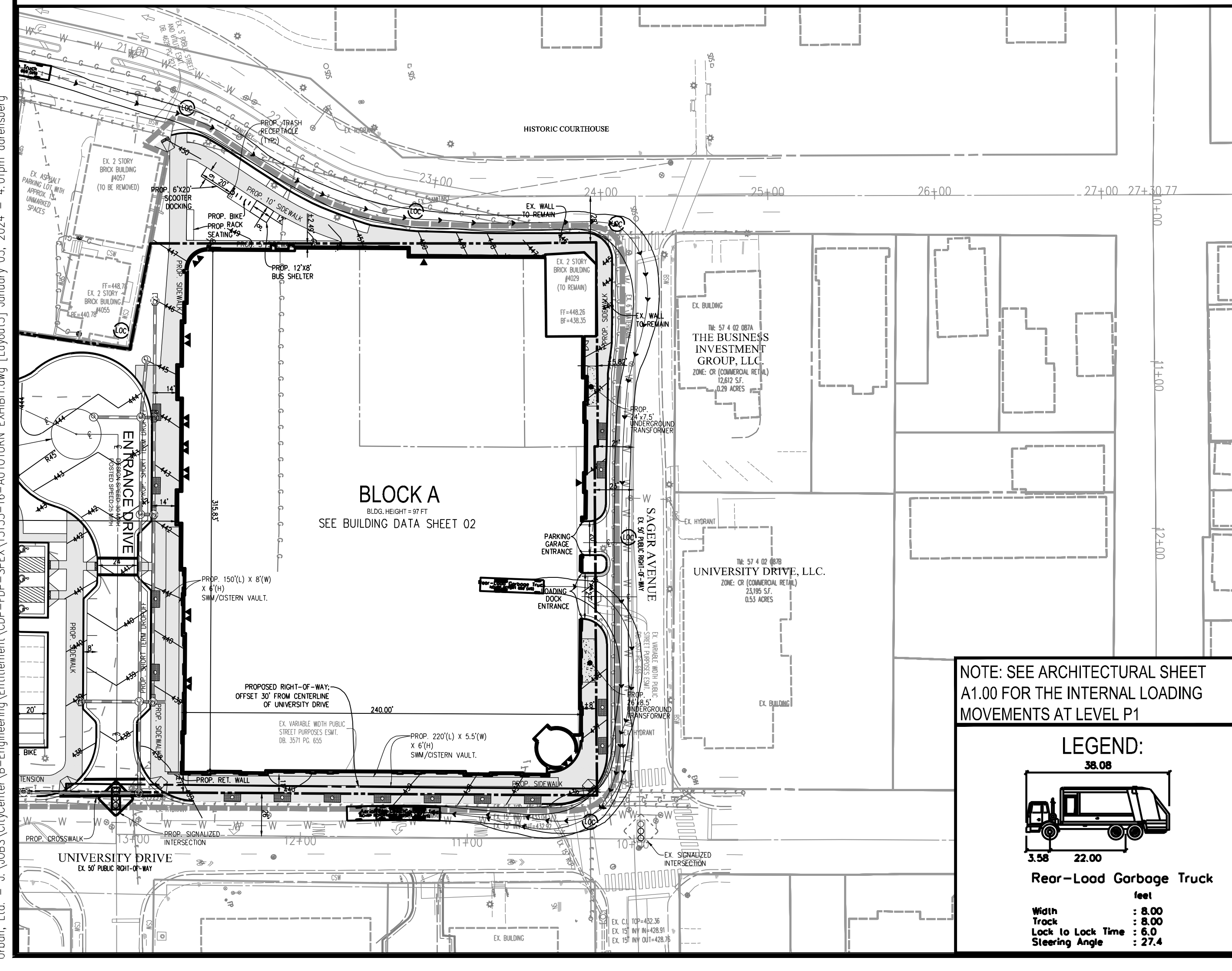
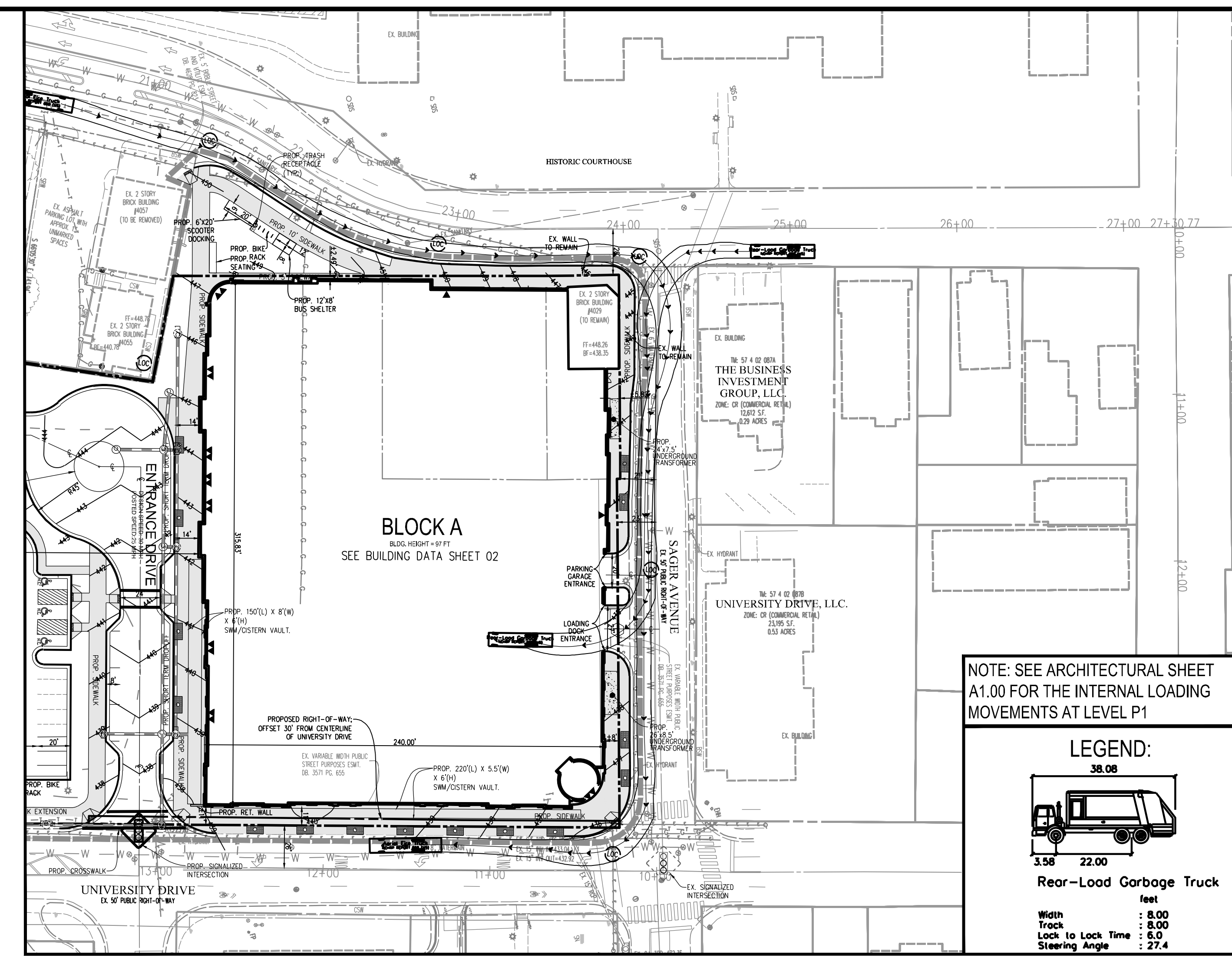
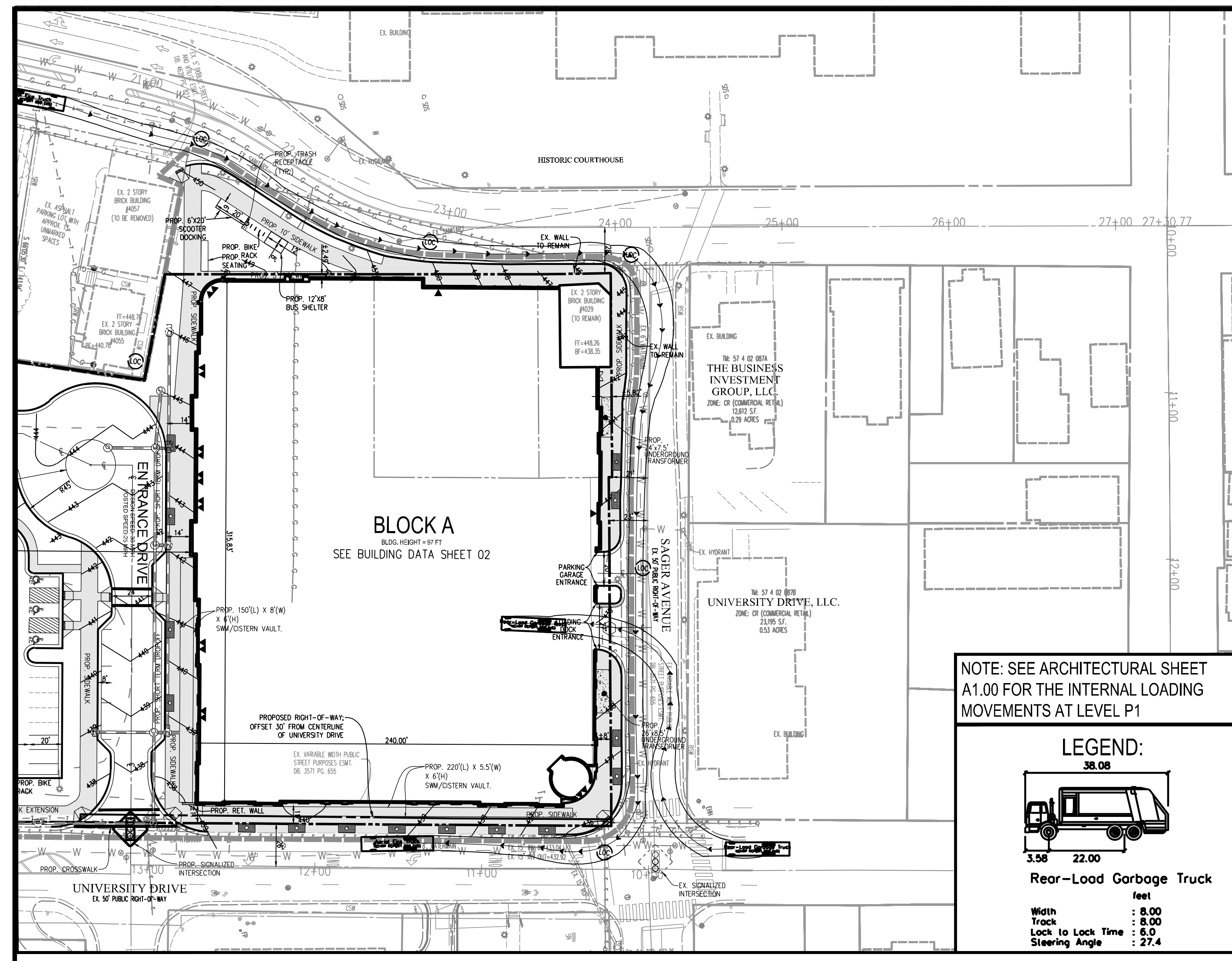
PLAN DATE	05-16-23	DESCRIPTION	
	11-16-23		
	01-05-24		
No.	DATE		REVISIONS
Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA, 20151 FAX: 703.378.7888 www.urban-llc.com			
Planners-Engineers-Landscape Architects-Load Surveyors			
01/09/2024			
PASSENGER VEHICLE AUTOTURN EXHIBIT THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAN CITY OF FAIRFAX, VIRGINIA			
SHEET		DATE: JAN., 2024	
26		C.I.= NA	
OF		SCALE: 1"=50'	
38			
FILE No.			
RZ-13135			

Urban, Ltd. - J:\V085\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-16-AUTOTURN EXHIBIT.dwg [Layout3] January 05, 2024 - 4:00pm aarensberg



PLAN DATE	05-16-23	DESCRIPTION	
	11-16-23		
	01-05-24		
No.	DATE		REVISIONS
Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA, 20151 FAX: 703.378.7888 www.urban-llc.com			
Planners-Engineers-Landscape Architects-Load Surveyors			
TOUR BUS AUTOTURN EXHIBIT THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAN CITY OF FAIRFAX, VIRGINIA			
SHEET		DATE: JAN., 2024	
27		C.I.= NA	
OF		SCALE: 1"=50'	
38			
FILE No.			
RZ-13135			

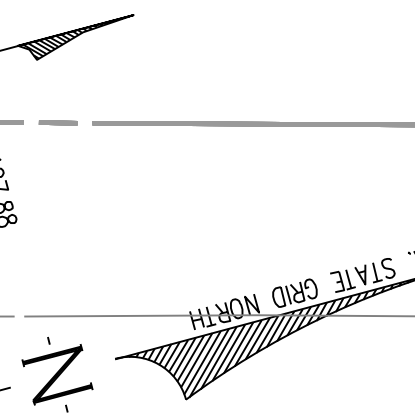
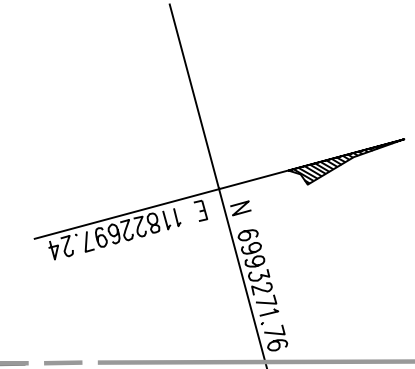
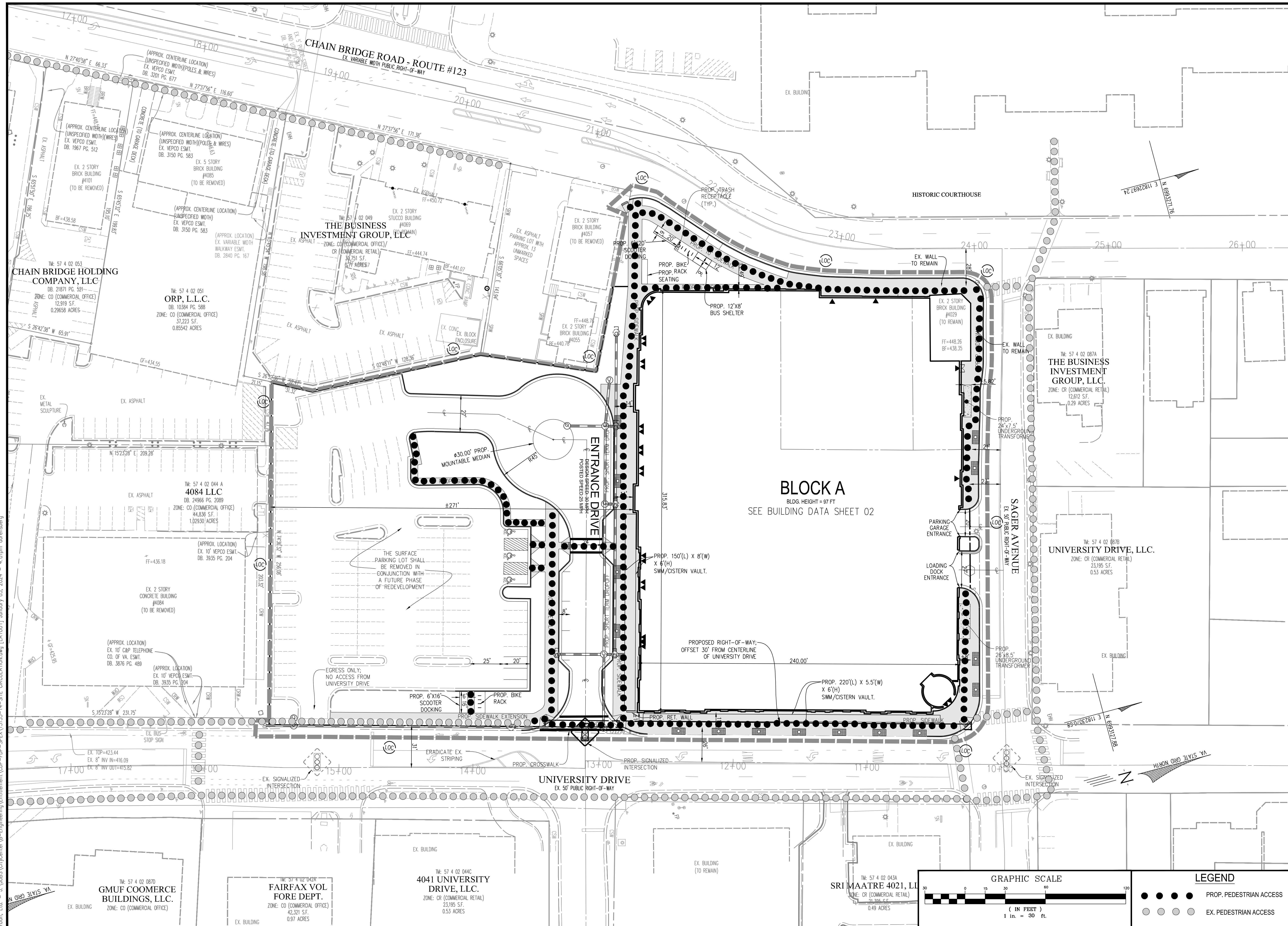
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PLAN DATE		05-16-23	DESCRIPTION
NO.		01	01-05-24
DATE			
REVISIONS			
Urban, Ltd. 4300 TECHNOLOGY CT. CHANTILLY, VA, 20151 FAX: 703.378.7888 www.urban-lltd.com			
Planners-Engineers-Landscape Architects-Load Surveyors			
TRASH TRUCK AUTOTURN EXHIBIT THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAN CITY OF FAIRFAX, VIRGINIA			
SCALE: 1"=50'		DATE: JAN., 2024	
C.I.=NA		SHEET 28 OF 38	
FILE No. RZ-13135			

Urban, Ltd. - J:\V085\CityCenter\B-Engineering\Entitlement\CDP-SPEX\13135-16-AUTOTURN EXHIBIT.dwg [Layout5] January 05, 2024 - 4:01pm aorensberg

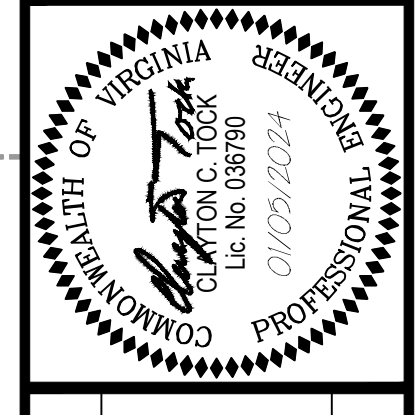
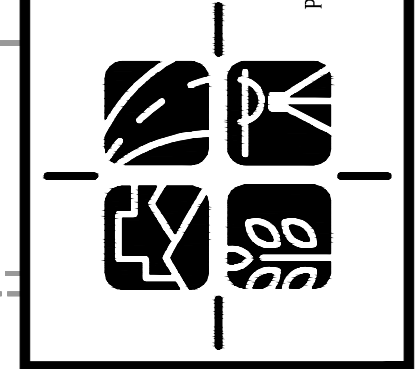
Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEC\13135-14-SITE_CIRCULATION.dwg [LAYOUT] January 05, 2024 - 4:01pm aorensberg



No.	DATE	DESCRIPTION

PLAN DATE
 06-16-23
 11-16-23
 01-05-24

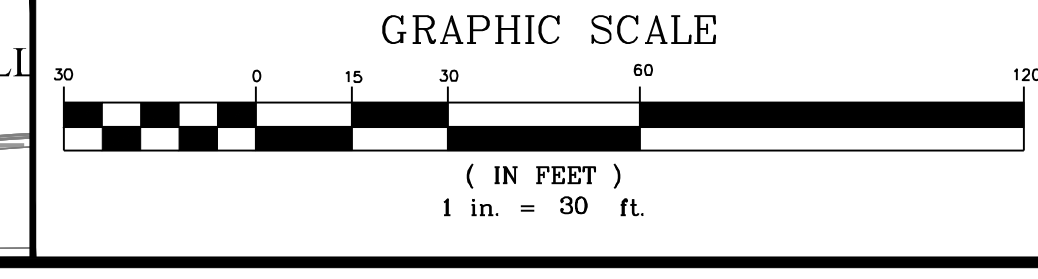
Urban, Ltd.
 4900 D TECHNOLOGY CT.
 CHANTILLY, VA, 20151
 TEL: 571.271.8800
 FAX: 571.271.8888
 www.urban-llc.com



PEDESTRIAN CIRCULATION
THE OX FAIRFAX - BLOCK A
 GENERAL DEVELOPMENT PLAN
 SPECIAL USE PERMIT PLAN
 CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2024
 SCALE: 1"=30'
 C.I.=N/A

SHEET
 29
 OF
 38
 FILE No.
 RZ-13135



LEGEND

●●●●●	PROP. PEDESTRIAN ACCESS
○	EX. PEDESTRIAN ACCESS

BLOCK A
 BLDG. HEIGHT = 97 FT
 SEE BUILDING DATA SHEET 02

UNIVERSITY DRIVE
 EX. 50' PUBLIC RIGHT-OF-WAY

CHAIN BRIDGE ROAD - ROUTE #123
 EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

SAGER AVENUE
 EX. 50' PUBLIC RIGHT-OF-WAY

THE BUSINESS INVESTMENT GROUP, LLC
 ZONE: CO (COMMERCIAL OFFICE)
 CR (COMMERCIAL RETAIL)

THE BUSINESS INVESTMENT GROUP, LLC.
 ZONE: CR (COMMERCIAL RETAIL)
 12,612 S.F.
 0.29 ACRES

UNIVERSITY DRIVE, LLC.
 ZONE: CR (COMMERCIAL RETAIL)
 23,195 S.F.
 0.53 ACRES

CHAIN BRIDGE HOLDING COMPANY, LLC
 DB: 21871 PG. 521
 ZONE: CO (COMMERCIAL OFFICE)
 12,919 S.F.
 0.29658 ACRES

ORP, L.L.C.
 DB: 10384 PG. 588
 ZONE: CO (COMMERCIAL OFFICE)
 37,223 S.F.
 0.85542 ACRES

4084 LLC
 DB: 24966 PG. 2089
 ZONE: CO (COMMERCIAL OFFICE)
 44,836 S.F.
 1.02930 ACRES

GMUF COOMERCE BUILDINGS, L.L.C.
 ZONE: CO (COMMERCIAL OFFICE)

FAIRFAX VOL FORE DEPT.
 ZONE: CO (COMMERCIAL OFFICE)
 42,321 S.F.
 0.97 ACRES

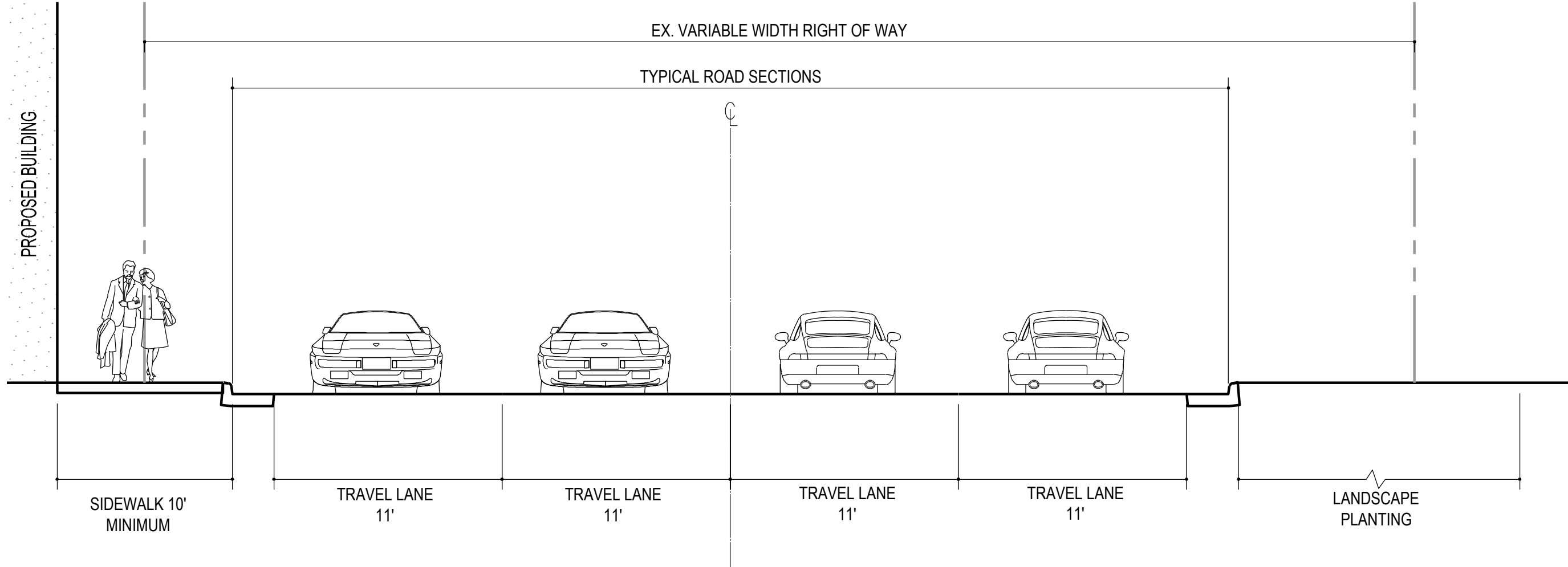
4041 UNIVERSITY DRIVE, LLC.
 ZONE: CR (COMMERCIAL RETAIL)
 23,195 S.F.
 0.53 ACRES

SRI MAATRE 4021, LLC
 ZONE: CR (COMMERCIAL RETAIL)
 24,705 S.F.
 0.49 ACRES

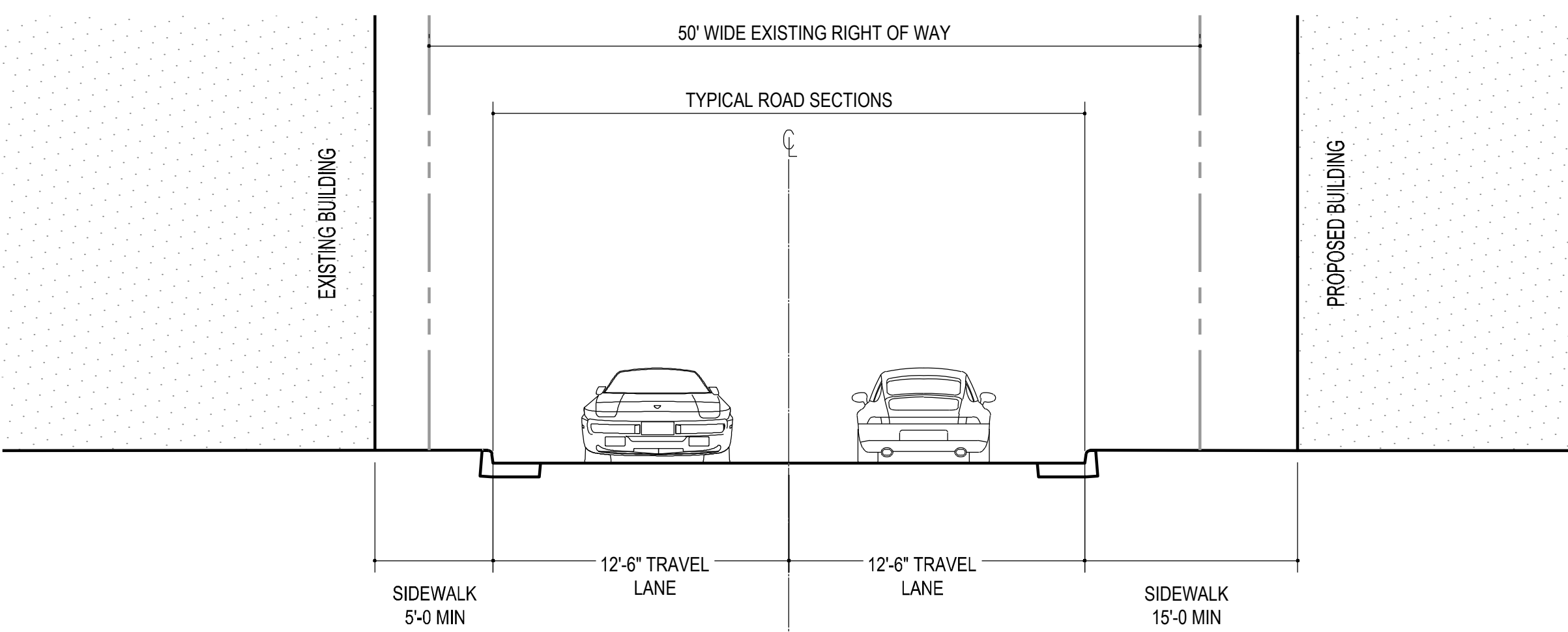
THE SURFACE PARKING LOT SHALL BE REMOVED IN CONJUNCTION WITH A FUTURE PHASE OF REDEVELOPMENT

EGRESS ONLY; NO ACCESS FROM UNIVERSITY DRIVE

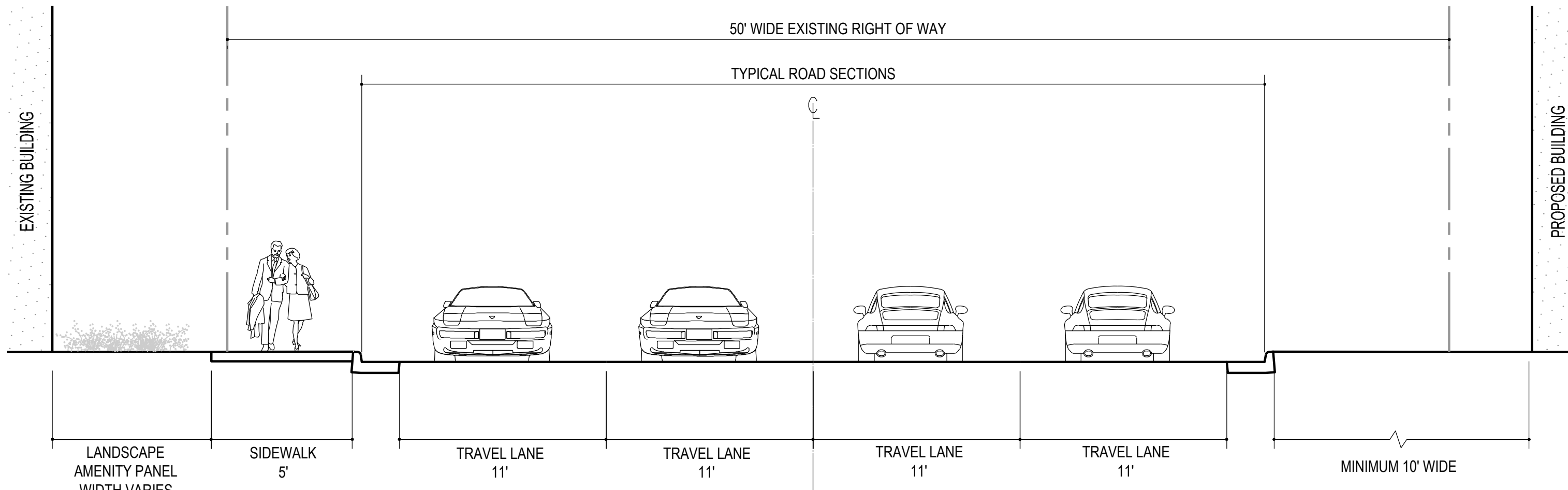
PROPOSED RIGHT-OF-WAY; OFFSET 30' FROM CENTERLINE OF UNIVERSITY DRIVE



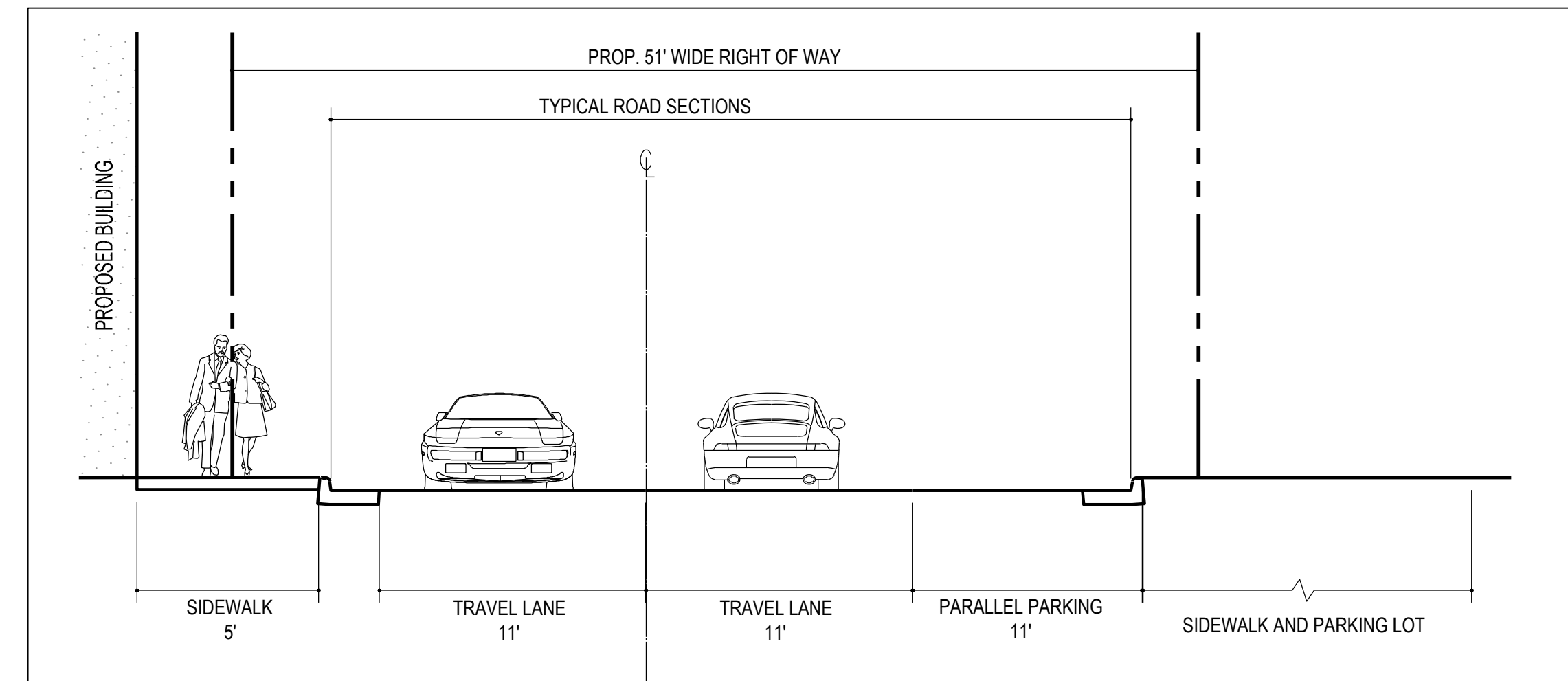
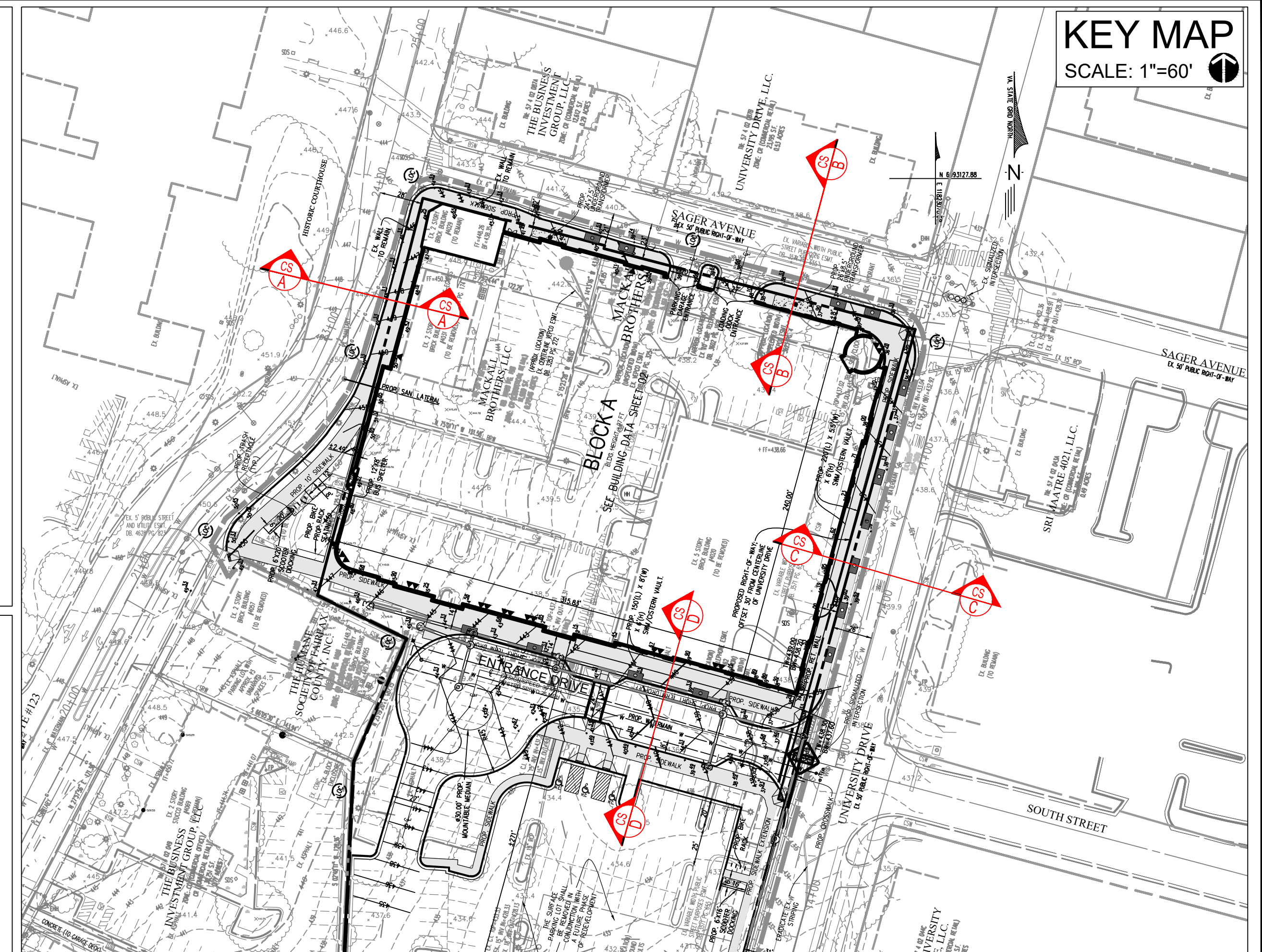
(A-A) CHAIN BRIDGE ROAD SECTION
NOT TO SCALE



(B-B) SAGER AVENUE ROAD SECTION
NOT TO SCALE



(C-C) UNIVERSITY DRIVE ROAD SECTION
NOT TO SCALE

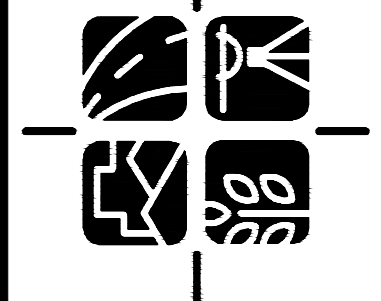


(D-D) ENTRANCE DRIVE ROAD SECTION
NOT TO SCALE

No.	DATE	DESCRIPTION	REVISIONS

PLANDATE
06-16-23
01-16-24
01-05-24

Urban, Ltd.
4200 TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.642.2306
FAX: 703.678.1888
www.urban-llc.com



ROAD SECTIONS
THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

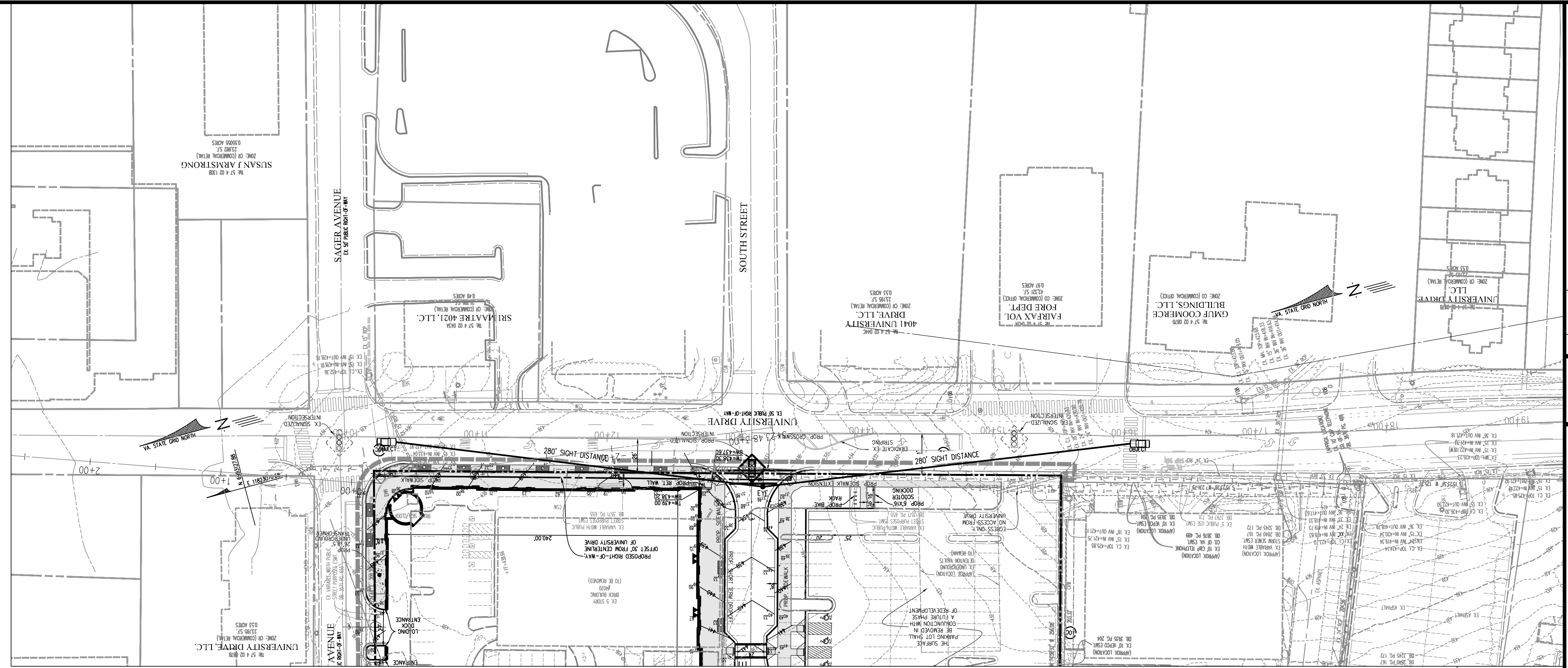
DATE: JAN., 2024
SCALE: 1"=50'
C.I.= NA

SHEET
30
OF
38

FILE No.
RZ-13135

Urban, Ltd. - 4:\005\Civil\Center\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-22-SECTIONS.dwg [ROAD SECTIONS] January 05, 2024 - 4:23pm corensberg

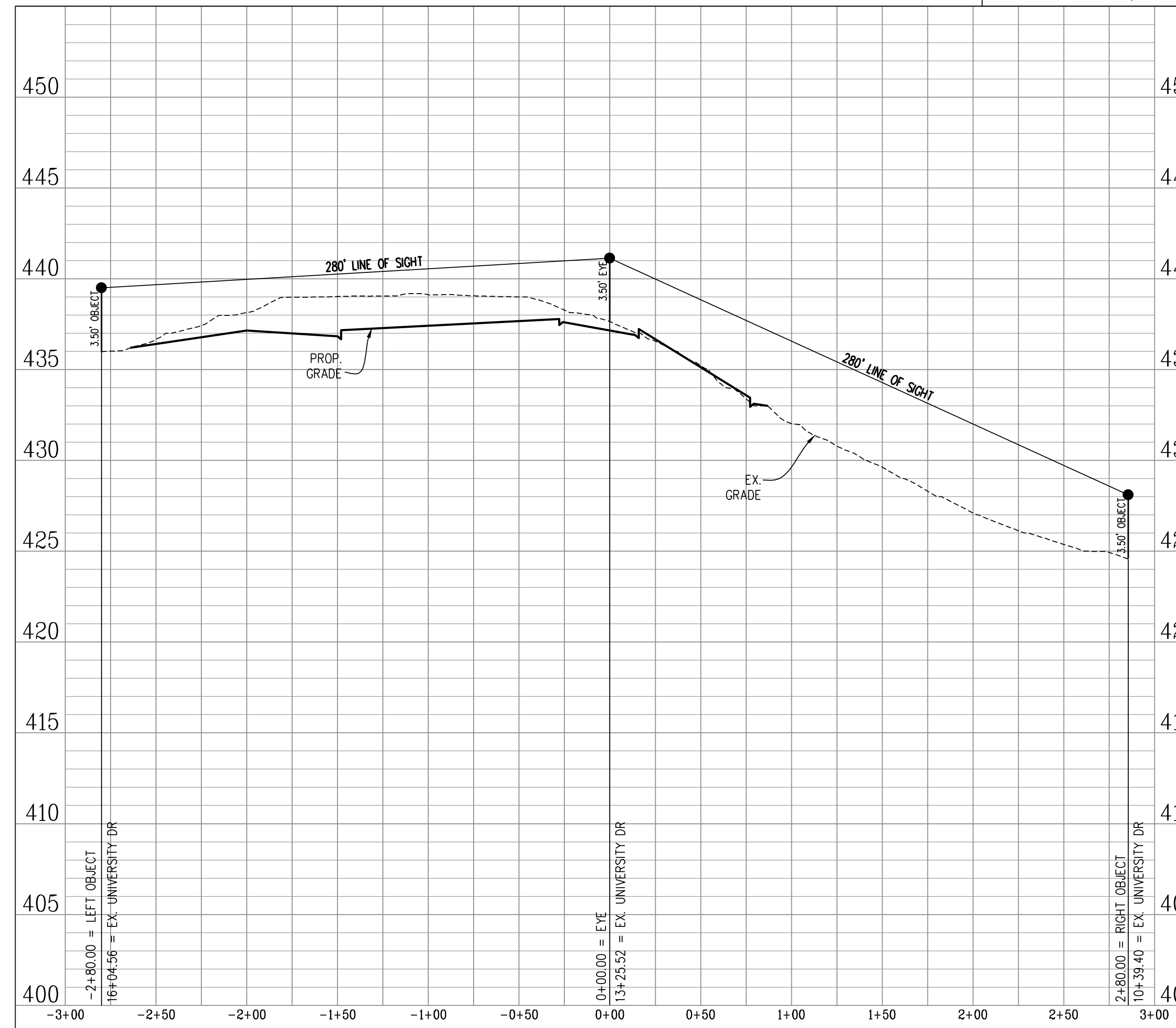
Urban, Ltd. - J:\0055\CityCenter\B-Engineering\Entitlement\DDP-FDP-SPEX\13135-12-SIGHT DISTANCE.dwg [SD14] January 05, 2024 - 4:23pm aarensberg



UNIVERSITY DRIVE
 POSTED SPEED = 25 MPH
 DESIGN SPEED = 30 MPH

SCALE: 1" = 50'

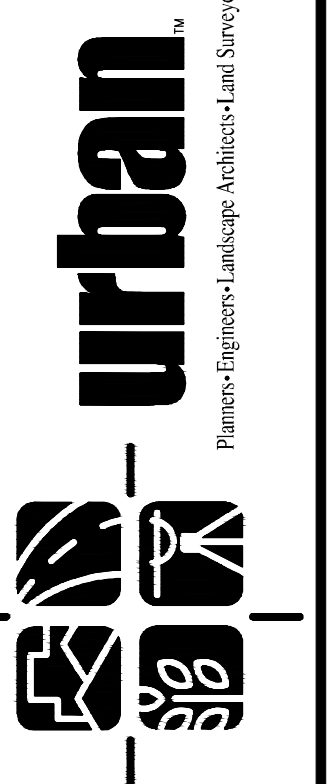
SCALE: H: 1" = 50'; V: 1" = 5'



No.	DATE	DESCRIPTION	REVISIONS
01	11-16-23		
02	01-05-24		

PLAN DATE
01-16-24
11-16-23
01-05-24

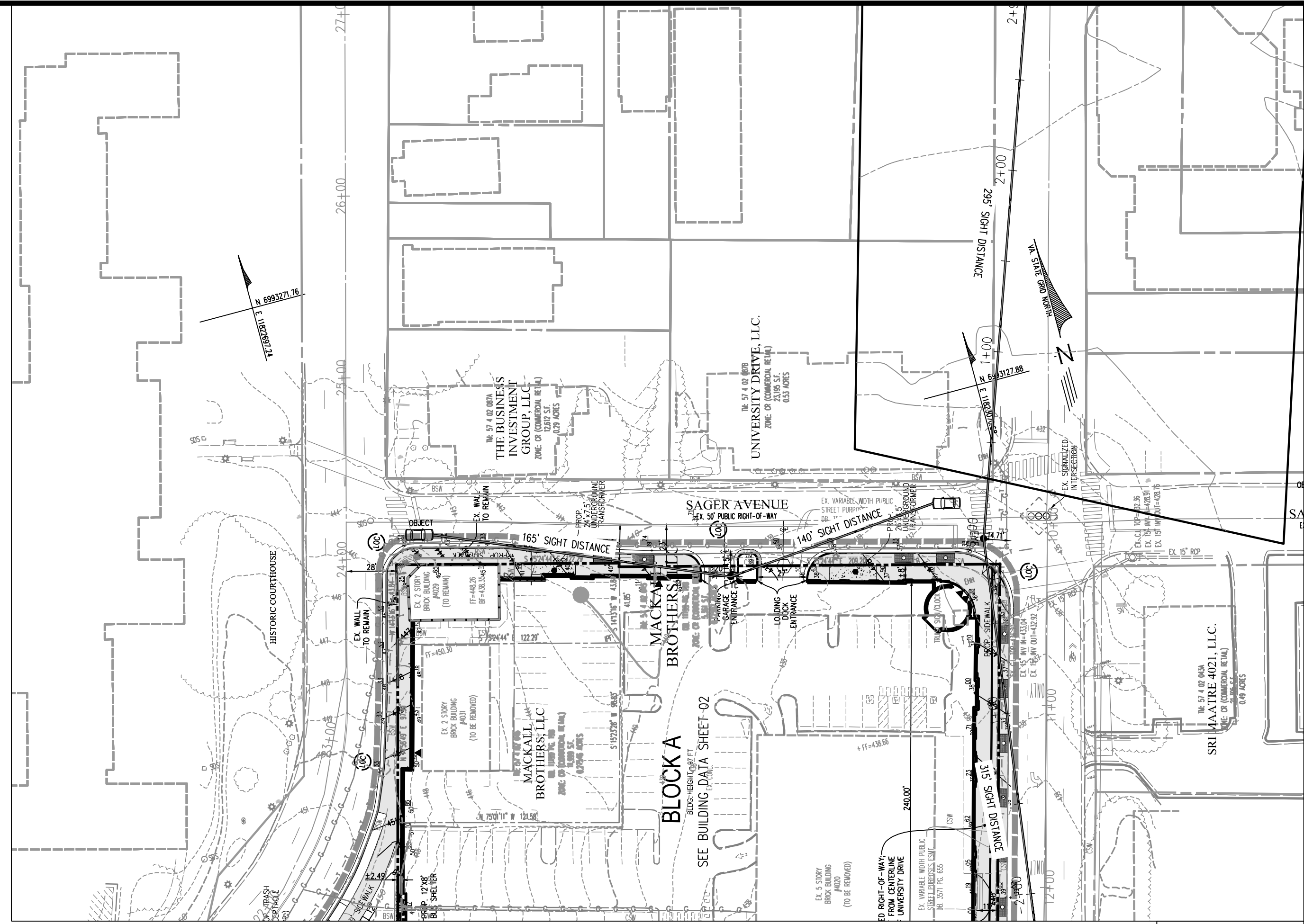
Urban, Ltd.
 4000 TECHNOLOGY CT.
 CHANTILLY, VA 20151
 FAX: 703.378.7888
 www.urban-llc.com



COMMONWEALTH OF VIRGINIA
 CLIFTON C. TOOK
 Lic. No. 0106790
 01/01/2024
 PROFESSIONAL ENGINEER

THE OX FAIRFAX - BLOCK A
 GENERAL DEVELOPMENT PLAN
 SPECIAL USE PERMIT PLAT
 CITY OF FAIRFAX, VIRGINIA
 SCALE: AS NOTED
 DATE: JAN., 2024
 C.I. = 1'

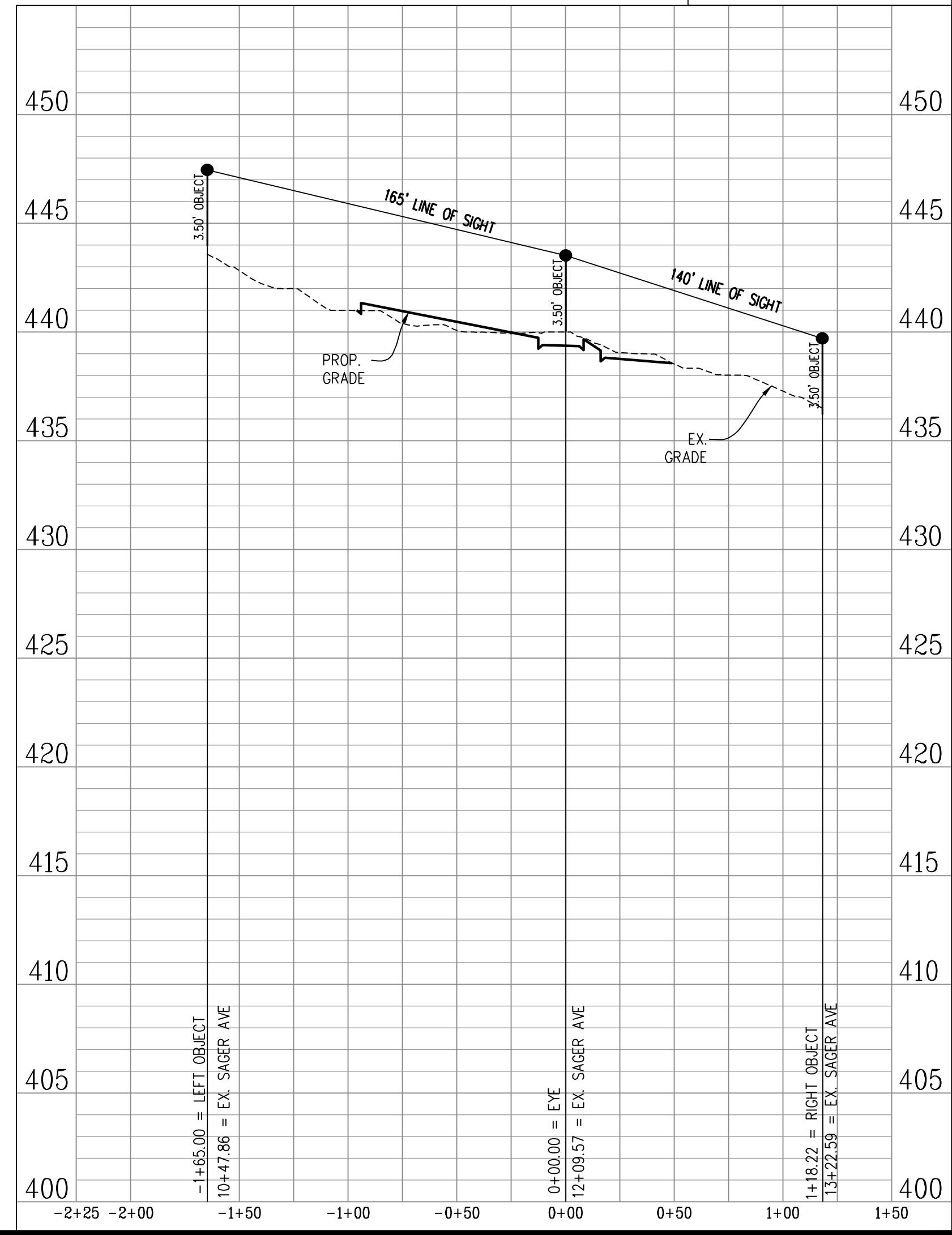
SHEET
 31
 OF
 38
 FILE No.
 RZ-13135



SAGER AVENUE
 POSTED SPEED = 25 MPH
 DESIGN SPEED = 30 MPH

SCALE: 1" = 50'

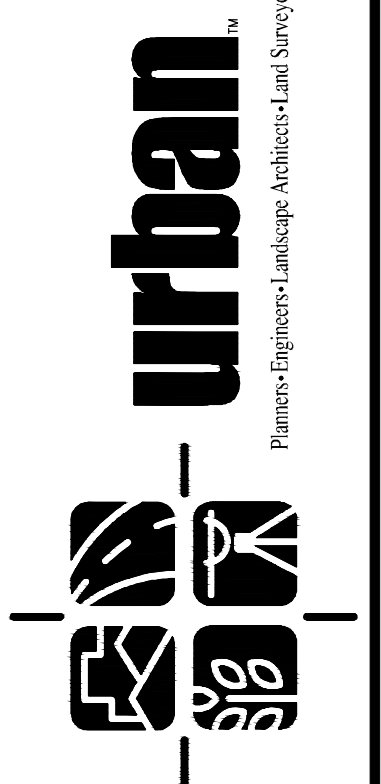
SCALE: H: 1" = 50'; V: 1" = 5'



No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE
05-16-23
11-16-23
01-05-24

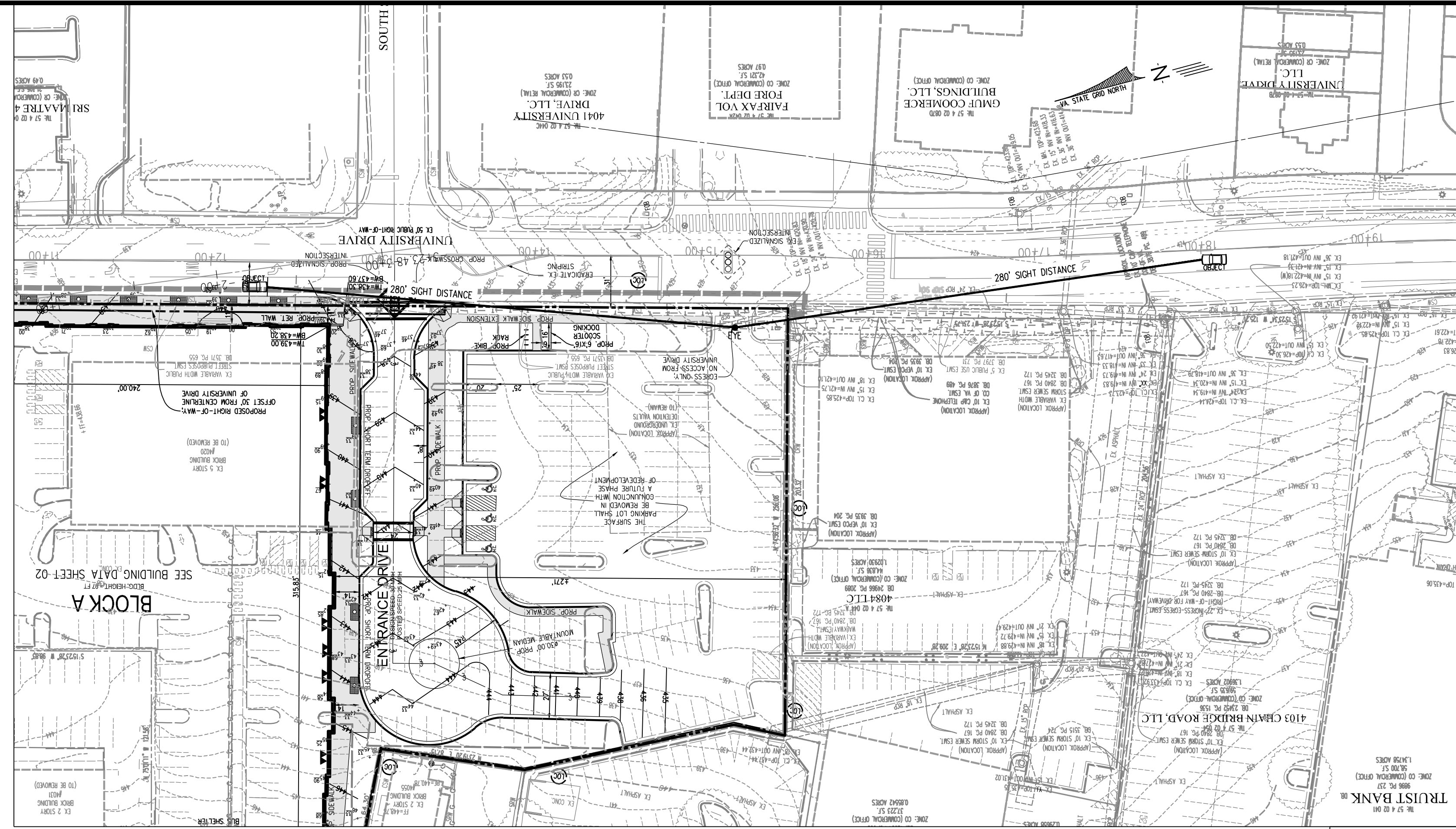
Urban, Ltd.
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 FAX: 703.378.7888
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THE OX FAIRFAX - BLOCK A
 GENERAL DEVELOPMENT PLAN
 SPECIAL USE PERMIT PLAT
 CITY OF FAIRFAX, VIRGINIA

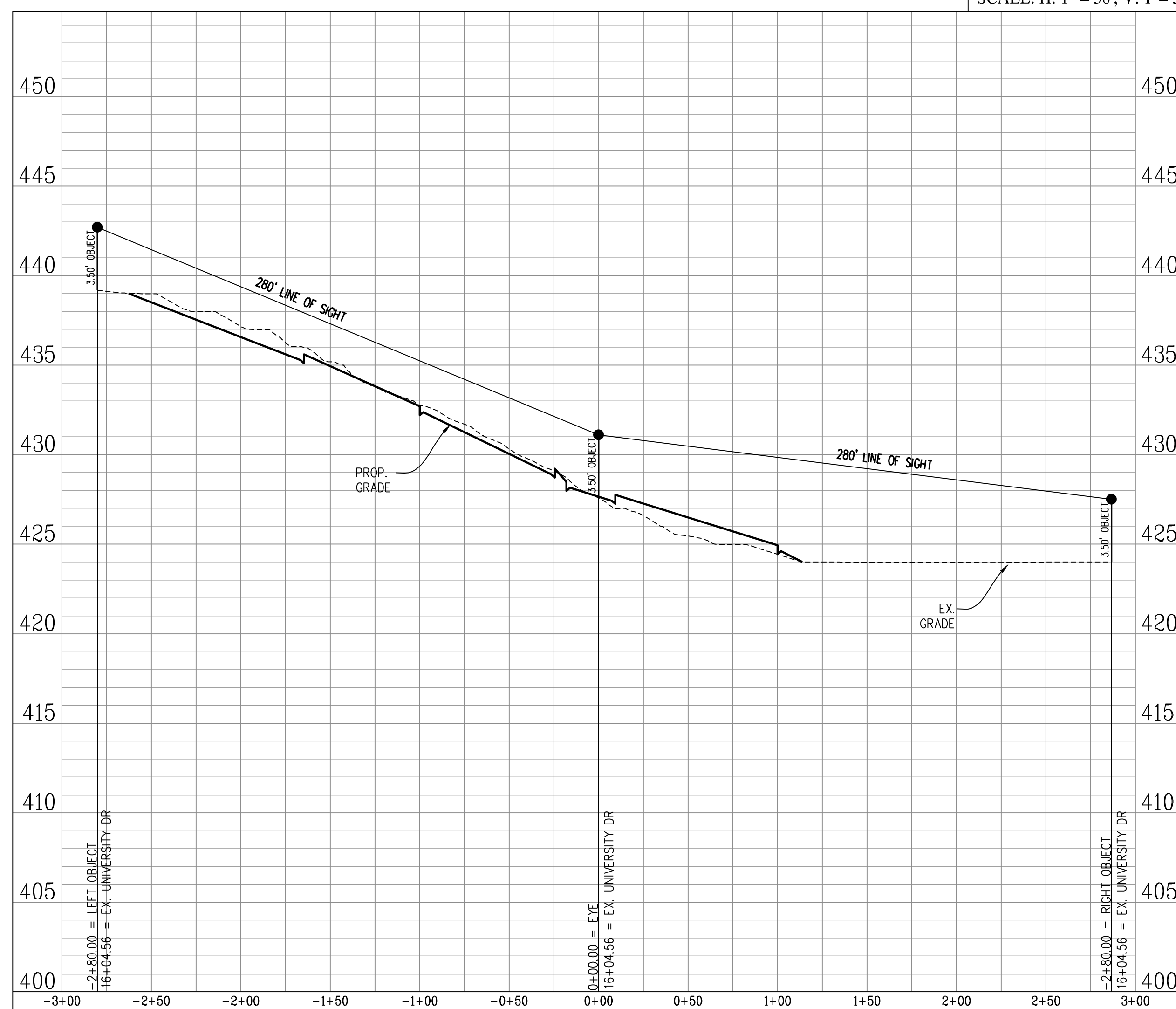
SCALE: AS NOTED
 DATE: JAN., 2024
 C.I. = 1'

SHEET	32
OF	38
FILE No.	RZ-13135



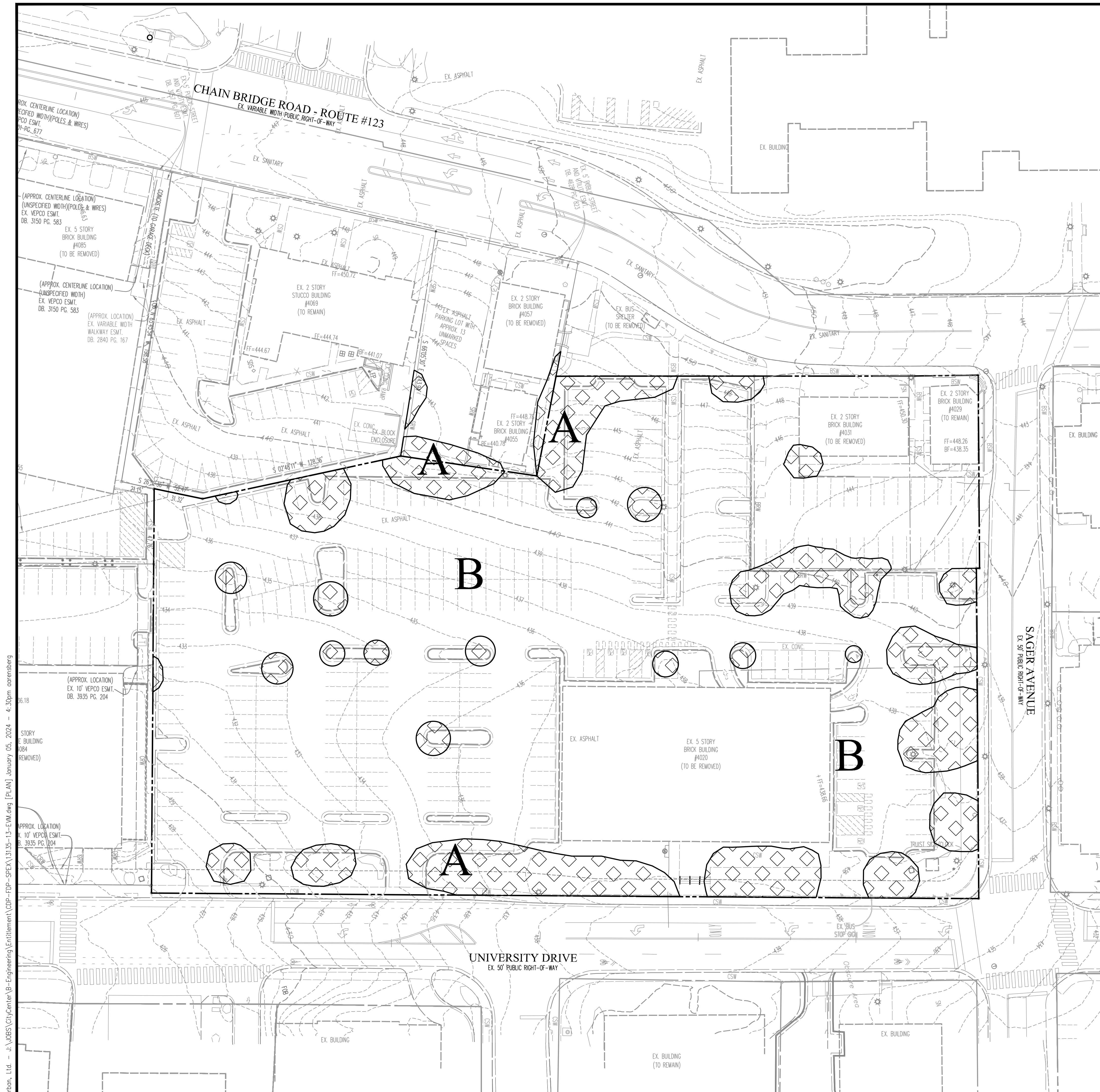
UNIVERSITY DRIVE
 POSTED SPEED = 25 MPH
 DESIGN SPEED = 30 MPH

SCALE: 1" = 50'



SCALE: H: 1" = 50'; V: 1" = 5'

Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA 20151 FAX: 703.378.7888 www.urban-llc.com	
Urban - Engineers + Landscape Architects + Land Surveyors	
THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAT CITY OF FAIRFAX, VIRGINIA	
SCALE: AS NOTED	DATE: JAN., 2024
SHEET 33 OF 38	C.I. = 1'
FILE No. RZ-13135	REVISIONS No. DATE DESCRIPTION

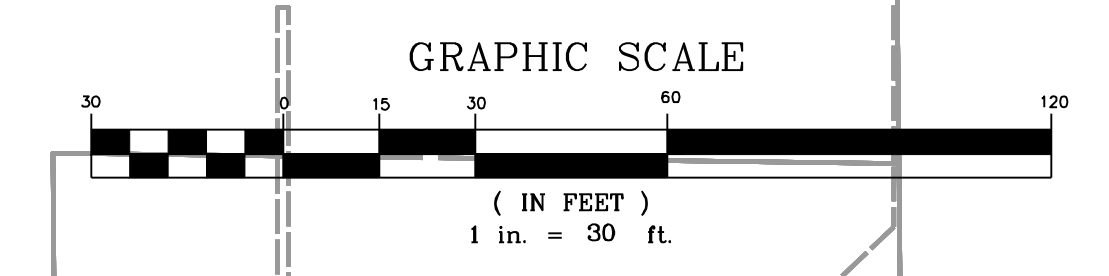


EXISTING VEGETATION SUMMARY

FORESTED AREAS - ONSITE

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Cover Type Description
A	Landscaped Tree Canopy	X	n.a.	fair-good	0.637 ac. or 27,760 sf	This cover type consists of a maintained landscape areas with overstory species ranging in size from 3" to 24" dbh and understory species ranging in size from 1" to 10" dbh. The groundcover within this cover type consists primarily of maintained deciduous and evergreen shrubs, annuals, and perennials that are maintained year-round.
B	Developed Land	n.a.	n.a.	n.a.	3.241 ac. or 141,209 sf	This cover type consists of surfaces such as buildings, parking lots and sidewalks as well as maintained turf without tree canopy.
					total site area (ac):	3.878 ac.
					total site area (sf):	168,970 sf

*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)
 NOTE: Existing vegetation data provided through field study on August 28, 2023 and verified DATE, 2023 by Urban, Ltd.'s Project Arborist (NAME, ISA Lic. #).



PLAN DATE: 06-16-23, 11-16-23, 01-05-24

Urban, Ltd.
 4900 D TECHNOLOGY CT.
 CHANTILLY, VA, 20151
 TEL: 703.528.8888
 FAX: 703.528.8888
 www.urban-lltd.com

urban
 Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
 Lic. No. 1957
 01/02/2024
 LEAD ARBORIST

EXISTING VEGETATION MAP
THE OX FAIRFAX - BLOCK A
 GENERAL DEVELOPMENT PLAN
 SPECIAL USE PERMIT PLAT
 CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2024
 SCALE: 1" = 30'
 C.I. = N/A

SHEET 34 OF 38
 FILE No. RZ-13135

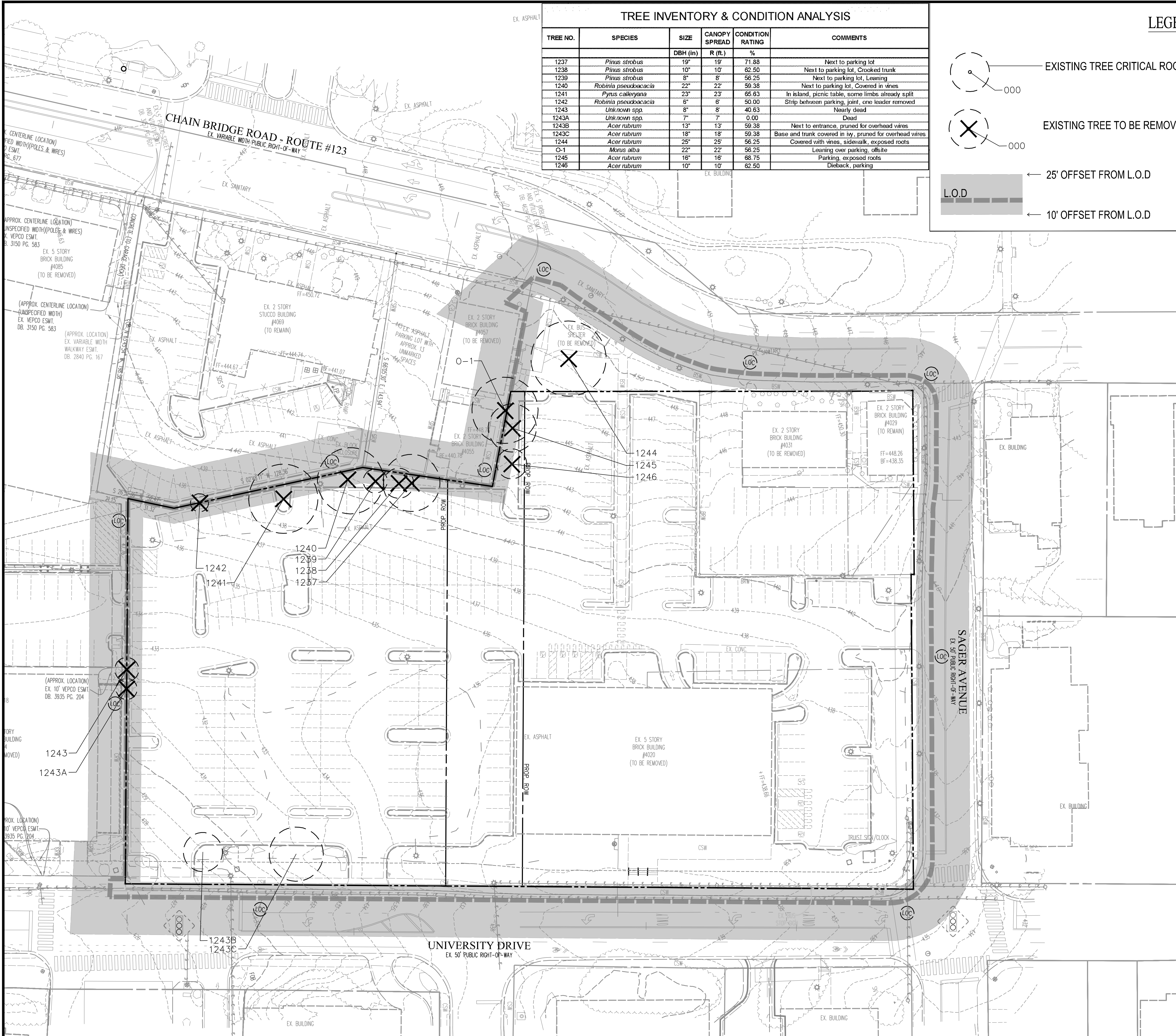
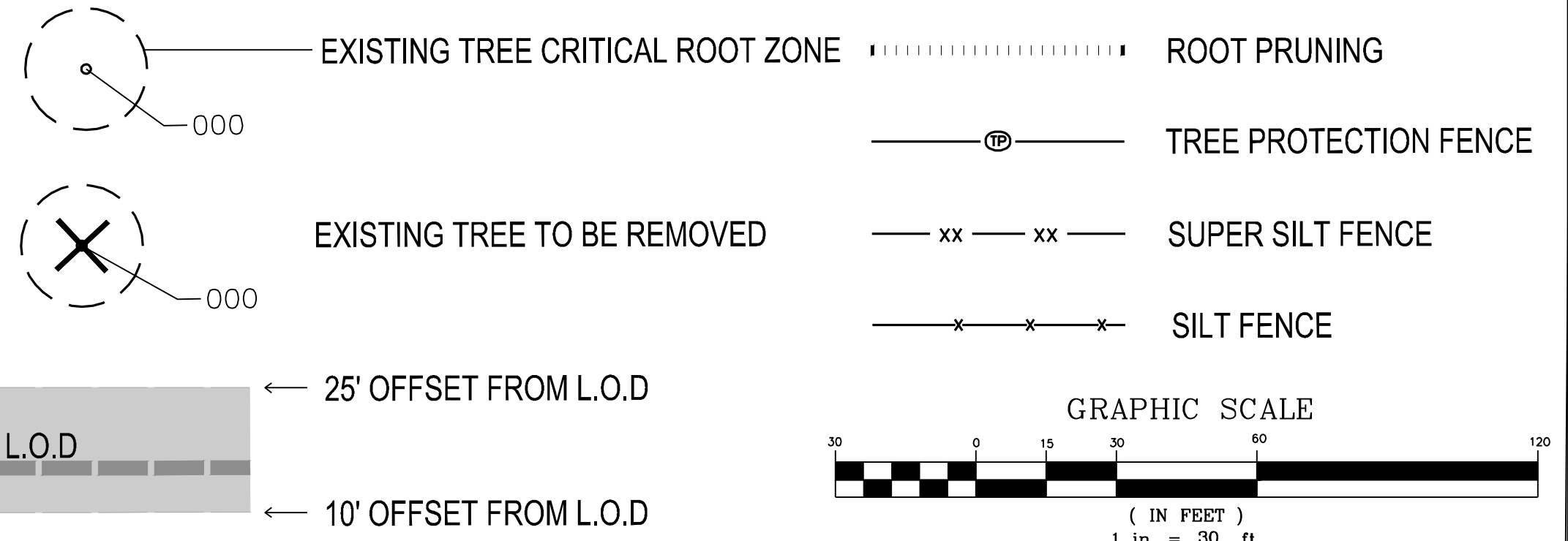
No.	DATE	DESCRIPTION

Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-13-EVM.dwg [PLAN] January 05, 2024 - 4:30pm aorensberg

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	SPECIES	SIZE		CANOPY SPREAD	CONDITION RATING	COMMENTS
		DBH (in)	R (ft)			
1237	<i>Pinus strobus</i>	19"	19'		71.88	Next to parking lot
1238	<i>Pinus strobus</i>	10"	10'		62.50	Next to parking lot, Crooked trunk
1239	<i>Pinus strobus</i>	8"	8'		56.25	Next to parking lot, Leaning
1240	<i>Robinia pseudoacacia</i>	22"	22'		59.38	Next to parking lot, Covered in vines
1241	<i>Fynus corymbosa</i>	23"	23'		65.63	In island, picnic table, some limbs already split
1242	<i>Robinia pseudoacacia</i>	6"	6'		50.00	Strip between parking, joint, one leader removed
1243	Unknown spp.	8"	8'		40.63	Nearly dead
1243A	Unknown spp.	7"	7'		0.00	Dead
1243B	<i>Acer rubrum</i>	13"	13'		59.38	Next to entrance, pruned for overhead wires
1243C	<i>Acer rubrum</i>	18"	18'		59.38	Base and trunk covered in ivy, pruned for overhead wires
1244	<i>Acer rubrum</i>	25"	25'		56.25	Covered with vines, sidewalk, exposed roots
O-1	<i>Morus alba</i>	22"	22'		56.25	Leaning over parking, offsite
1245	<i>Acer rubrum</i>	16"	16'		68.75	Parking, exposed roots
1246	<i>Acer rubrum</i>	10"	10'		62.50	Dieback, parking

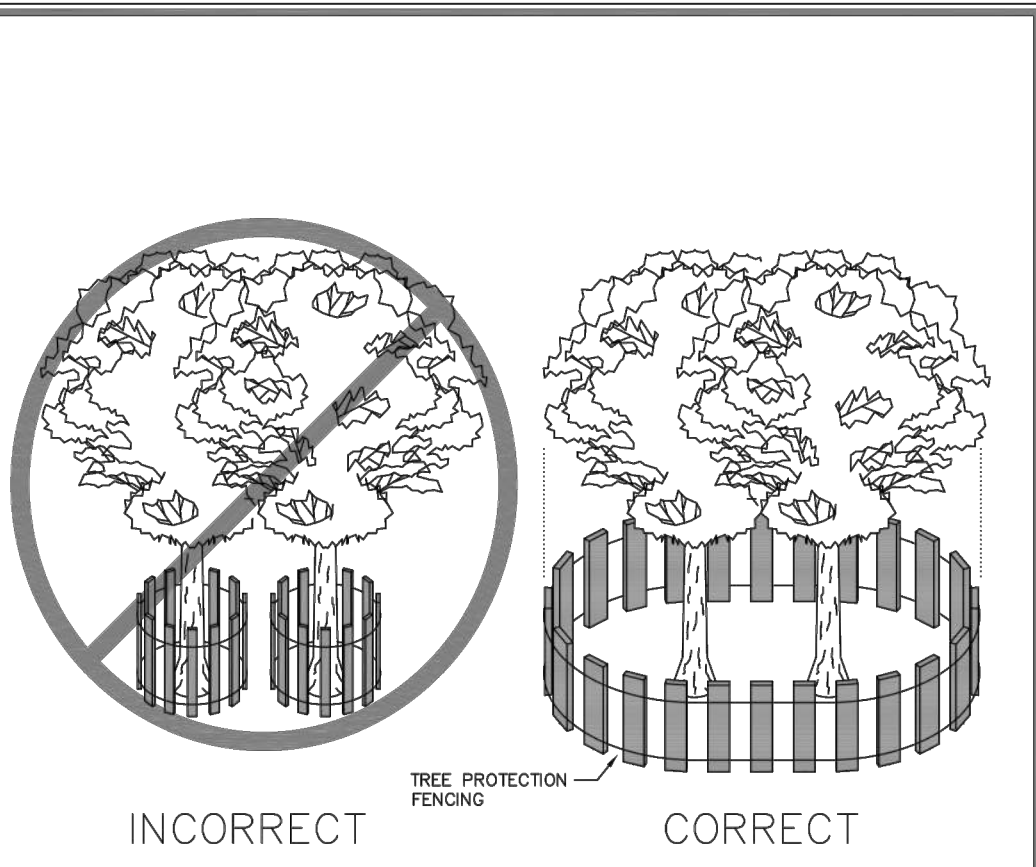
LEGEND



SITE DATA COLLECTED BY URBAN, LTD. ON 09/21/2023.

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

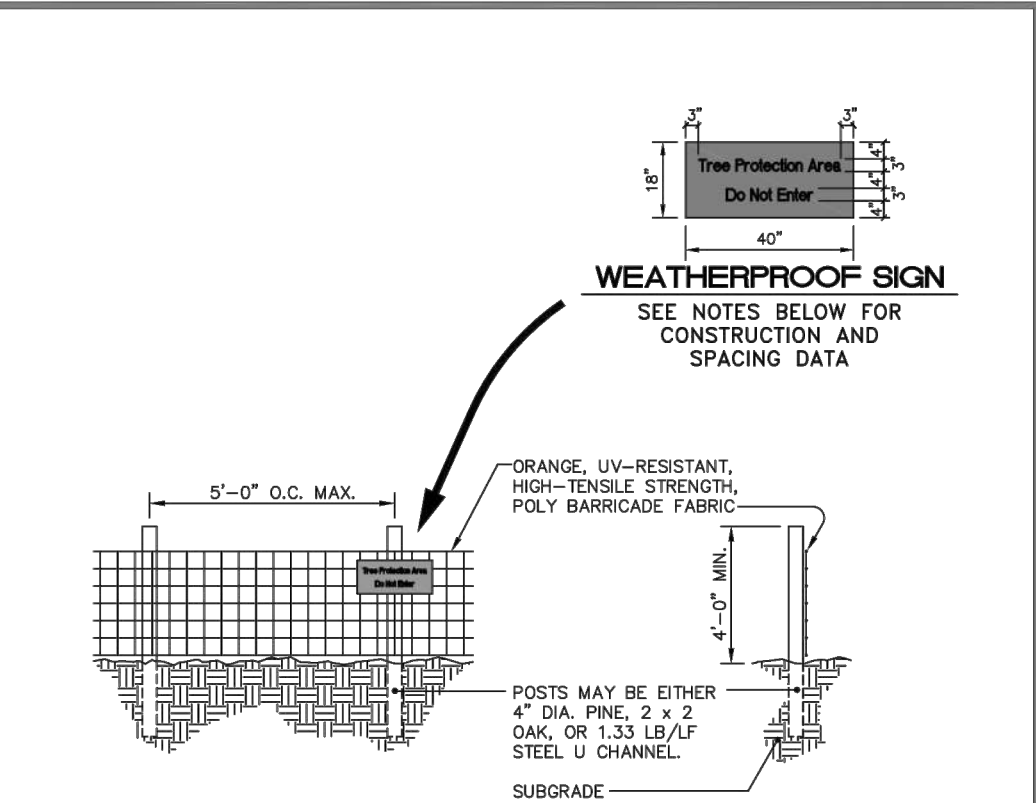
John Lightle



- NOTES:**
- Precautions shall be taken to prevent and minimize damage to trees. In such cases repair any damage to crown, trunk or root system immediately.
 - Repair roots by cleanly cutting off the damaged areas. Spread peat moss or moist topsoil over exposed roots.
 - Repair damage to bark by firming around the damaged area as shown in Detail 8.10. Taper the cut to provide drainage.
 - Cut off damaged free limbs above the free collar at the trunk or main branch. Use three separate cuts as shown in Detail 8.10 to avoid peeling bark from healthy areas of tree.

Department of Public Works
CITY OF FAIRFAX
10455 Armstrong Street
Fairfax, VA 22030-3008

Scale: Not To Scale
Revision Date: December 2010
Sheet: 1 of 2



- NOTES:**
- Install tree protection fence and signage prior to calling for the initial on site inspection by the City of Fairfax inspector.
 - Warning signs shall be made of durable, weatherproof material.
 - Letters shall be 3" high minimum, clearly legible and spaced as detailed.
 - Signs shall be placed no greater than 75' on center or as approved.
 - For tree protection areas less than 200' in perimeter, provide no less than three signs per protected area.
 - Attach signs securely to fence posts and fabric.
 - Maintain tree protection fence throughout duration of project.
 - Additional signs may be required by City of Fairfax inspections based on actual field conditions.
 - No activity shall occur within the protected area including material storage, stockpiling, parking or any activity that may compact the ground or damage the trees.
 - The City reserves the right to require a 4' to 6' height chain link fencing for identified trees, such as specimen or champion trees, to maximize the protection of the tree and its critical root zone.

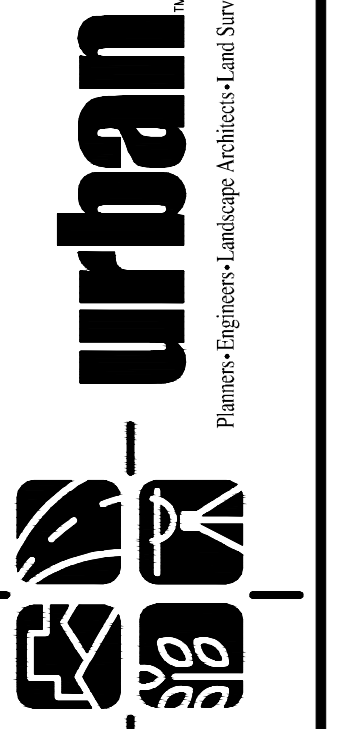
Department of Public Works
CITY OF FAIRFAX
10455 Armstrong Street
Fairfax, VA 22030-3008

Scale: Not To Scale
Revision Date: December 2010
Sheet: 2 of 2

NO.	DATE	DESCRIPTION

PLAN DATE
06-16-23
11-16-23
01-05-24

Urban, Ltd.
4900 D TECHNOLOGY CT.
CHANTILLY, VA 20151
PHONE: 703.991.9727
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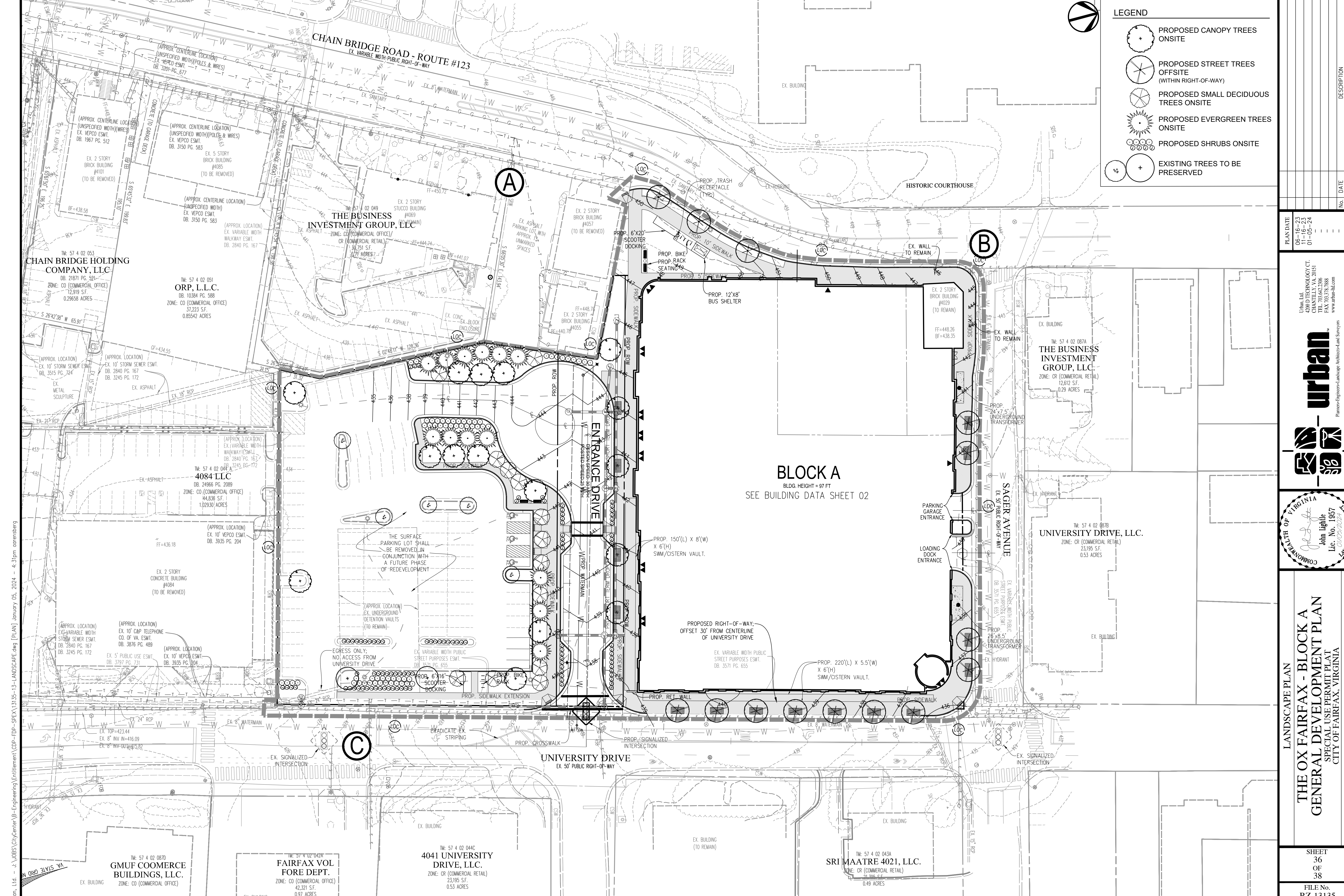


TREE MANAGEMENT PLAN
THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAN
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2024
SCALE: 1" = 30'
C.I. = N/A

SHEET
35
OF
38

FILE NO.
RZ-13135



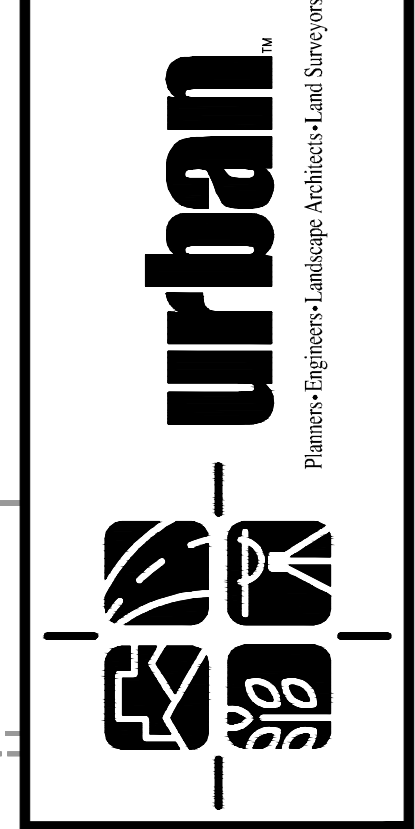
LEGEND

- PROPOSED CANOPY TREES ONSITE
- PROPOSED STREET TREES OFFSITE (WITHIN RIGHT-OF-WAY)
- PROPOSED SMALL DECIDUOUS TREES ONSITE
- PROPOSED EVERGREEN TREES ONSITE
- PROPOSED SHRUBS ONSITE
- EXISTING TREES TO BE PRESERVED

No.	DATE	DESCRIPTION

PLAN DATE	06-16-23
	11-05-24

Urban, Ltd.
 4900 D TECHNOLOGY CT.
 CHANTILLY, VA, 20151
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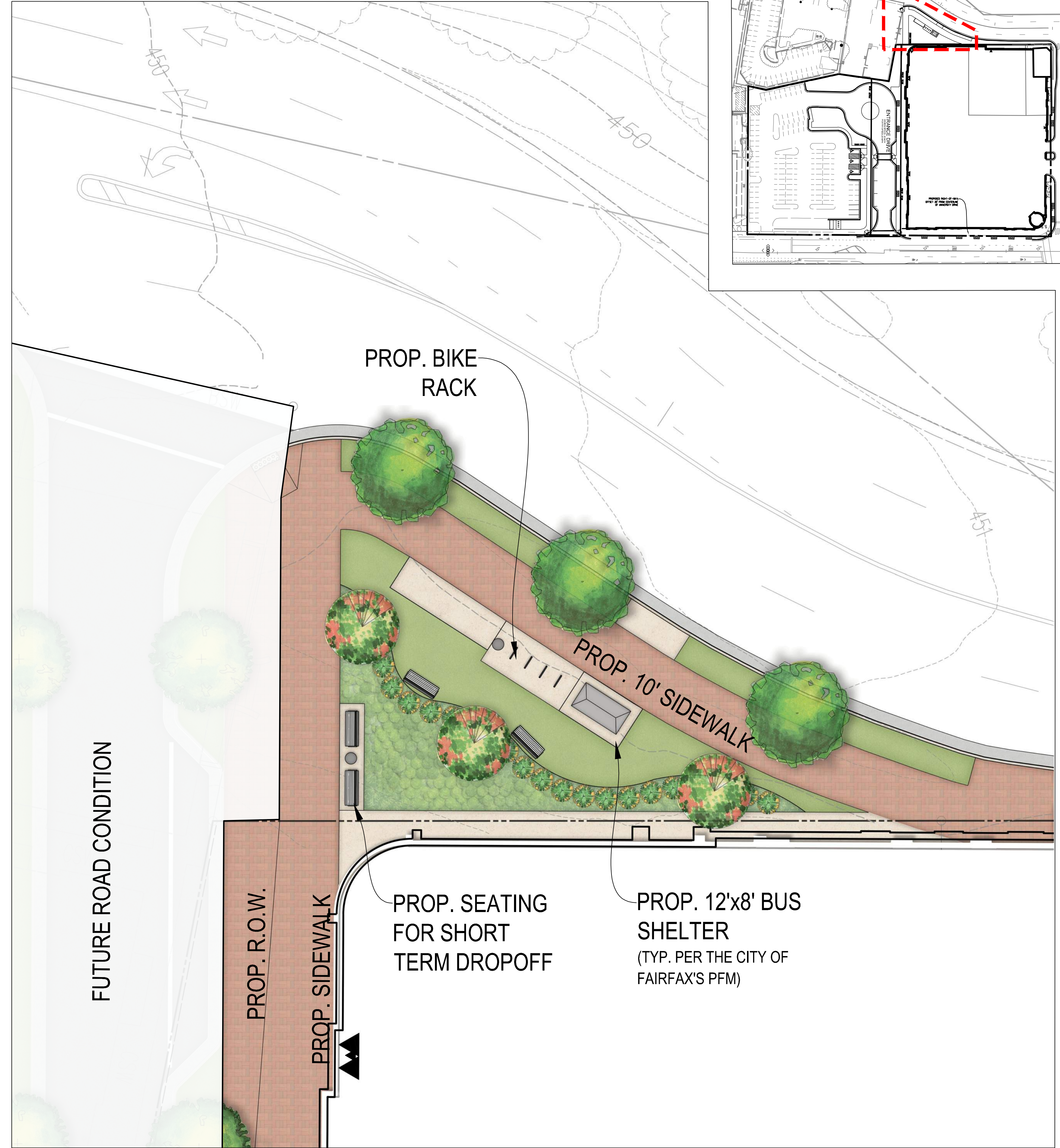
COMMONWEALTH OF VIRGINIA
 John Lightle
 Lic. No. 1957
 01/01/2024
 Landscape Architect

LANDSCAPE PLAN
THE OX FAIRFAX - BLOCK A
 GENERAL DEVELOPMENT PLAN
 SPECIAL USE PERMIT PLAN
 CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2024
 SCALE: 1" = 30'
 C.I. = N/A

SHEET	36
OF	38
FILE No.	RZ-13135

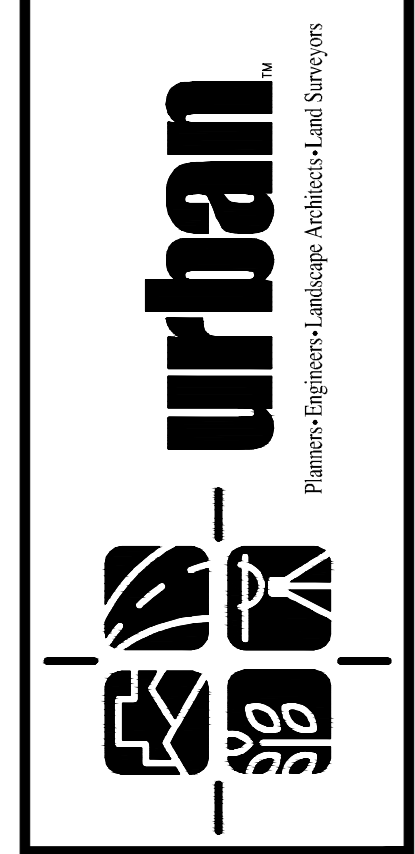
Urban, Ltd. - J:\JOBS\CityCenter-B-Engineering\Entitlement\CDP-FDP-SPEC\13135-13-LANDSCAPE.dwg [PLAN] January 05, 2024 - 4:31pm aorensberg



No.	DATE	DESCRIPTION	REVISIONS
06-16-23			
11-16-23			
01-05-24			

PLAN DATE
 06-16-23
 11-16-23
 01-05-24

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COMMONWEALTH OF VIRGINIA
 John Lightle
 Lic. No. 1957
 01/02/2024
 LEASING

CONCEPTUAL ILLUSTRATIVE RENDERING
THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN
 SPECIAL USE PERMIT PLAT
 CITY OF FAIRFAX, VIRGINIA
 DATE: JAN., 2024
 SCALE: 1" = 10'
 C.I. = N/A

SHEET
 38
 OF
 38
 FILE No.
 RZ-13135